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## **ABBREVIATION AND DEFINITIONS**

<b>ASGISA</b>	Accelerated and Shared Growth Initiatives for South Africa
<b>BBBEE</b>	Broad based black economic empowerment
<b>BEE</b>	Black economic empowerment
<b>BNG</b>	“Breaking New Ground” NDOH policy on sustainable human settlements
<b>CETA</b>	Construction Education and Training Authority
<b>CIDB</b>	Construction Industry Development Board
<b>DHLG</b>	Northern Cape Department of Housing, Local Government
<b>NC</b>	Northern Cape Province
<b>FET</b>	Further Education and Training institution
<b>IDP</b>	Integrated Development Plan of a municipality
<b>MBASA</b>	Master Builders Association of South Africa
<b>MIG</b>	Municipal Infrastructure Grant
<b>NDOH</b>	National Department of Housing
<b>NHBRC</b>	National Homebuilders Registration Council
<b>NHFC</b>	National Housing Finance Corporation
<b>NSDP</b>	National Spatial Development Plan
<b>PGDS</b>	Provincial Growth and Development Strategy
<b>PHDP</b>	Provincial Housing Development Plan
<b>PHP</b>	Peoples Housing Process as defined within the Housing Code
<b>QC</b>	Quality controller/building inspector responsible for reviewing quality of contractors work
<b>QMS</b>	Quality Management System
<b>RDP</b>	Reconstruction and Development Programme
<b>RHLF</b>	Rural Housing Loan Fund
<b>SABS</b>	South African Bureau of Standards
<b>SHF</b>	Social Housing Foundation
<b>SHI</b>	Social Housing Institution (non-profit)

# 1. INTRODUCTION

## 1.1 BACKGROUND

//Khara Hais Local Municipality is tasked, in its pursuit of full municipal accreditation for housing, with its own capacity building to discharge the same spectrum of housing functions as what the district municipalities (such as Siyanda) use to do. Because of its inclusion in the Accreditation programme the first draft of the Housing Sector Plan of the //Khara Hais Local Municipality was drawn-up in the 2007/2008 financial year. It was then reviewed, submitted and approved in 2010. This is therefore the first review of the approved plan. It is required by law, that Housing Sector Plans be reviewed annually, therefore the review of the Housing Sector Plan for this financial year. This plan will also feed the bulk of the information that needs to be drawn for the purpose of a housing chapter in //Khara Hais'IDP and will therefore also need annual revision.

There is a constant chronic wrong practice, even nationally, to discharge the municipal housing function/s ONLY within the subsidized or lower income bracket. //Khara Hais Housing Sector Plan seeks to address the imbalances that were created in South Africa after the Second World War in 1948. The NP, with its ideology of apartheid that brought an even more rigorous and authoritarian approach than the segregationist policies of previous governments, won the general election. It did so against the background of a revival of mass militancy during the 1940s, after a period of relative quiescence in the 1930s when black groups attempted to foster unity among them. The state became an engine of patronage for Afrikaner employment. The Afrikaner Broederbond co-ordinated the party's programme, ensuring that Afrikaner nationalist interests and policies attained ascendancy throughout civil society

Divide and rule was a policy that was engineered and upheld by a ruthless apartheid government. This policy of divide and rule was mildly termed "separate development". This caused the African population to be divided into artificial ethnic "nations", each with its own "homeland" and the prospect of "independence", supposedly in keeping with trends elsewhere on the continent. This divide-and-rule strategy was designed to disguise the racial basis of official policy-making by the substitution of the language of ethnicity. This was accompanied by much ethnographic engineering as efforts were made to resurrect tribal structures. In the process, the government sought to create a significant collaborating class. This is no different for //Khara Hais Municipality with formally white owned areas and black owned areas. From an aerial photo view, one can clearly see by the outlay of the residential areas, that the small compact erven are the predominantly black and

coloured owned property and the large spacious erven are the predominantly white owned spaces.

Forced removals from “white” areas affected some 3,5 million people and vast rural slums were created in the homelands, which were used as dumping grounds. The pass laws and influx control were extended and harshly enforced, and labour bureaux were set up to channel labour to where it was needed. Hundreds of thousands of people were arrested or prosecuted under the pass laws each year, reaching over half a million a year from the mid 1960s to the mid-1970s. Industrial decentralization to growth points on the borders of (but not inside) the homelands was promoted as a means of keeping blacks out of “white” South Africa.

In virtually every sphere, from housing to education to healthcare, central government took control over black people's lives with a view to reinforcing their allotted role as “temporary sojourners”, welcome in “white” South Africa solely to serve the needs of the employers of labour. However, these same programs of control became the focus of resistance. In particular, the campaign against the pass laws formed a cornerstone of the struggle.

Government policy in the Union of South Africa did not develop in isolation, but against the backdrop of black political initiatives. Segregation and apartheid assumed their shape, in part, as a white response to Africans' increasing participation in the country's economic life and their assertion of political rights. Despite the government's efforts to shore up traditionalism and re-tribalise them, black people became more fully integrated into the urban and industrial society of 20th-century South Africa than happened elsewhere on the continent. An educated élite of clerics, teachers, business people, journalists and professionals grew to be a major force in black politics.

The principles of segregationist thinking were laid down in a 1905 report by the South African Native Affairs Commission and continued to evolve in response to these economic, social and political pressures. In keeping with its recommendations, the first union government enacted the seminal Natives Land Act in 1913.

This defined the remnants of their ancestral lands after conquest for African occupation, and declared illegal all land purchases or rent tenancy outside these reserves. The reserves (“homelands” as they were subsequently called) eventually comprised about 13% of South Africa's land surface. Administrative and legal dualism reinforced the division between white citizen and black non-citizen, a dispensation personified by the governor-general who, as “supreme chief” over the country's African majority, was empowered to rule them by administrative fiat and decree.

In 1955, the Freedom Charter was drawn up at the Congress of the People in Kliptown, Johannesburg. The charter enunciated the principles of the struggle, binding the movement to a culture of human rights and non-racialism. Over the next few decades, the Freedom Charter was elevated to an important symbol of the freedom struggle. ([www.info.gov.za/aboutsa/history.htm](http://www.info.gov.za/aboutsa/history.htm))

## **1.2 INTRODUCTION**









The introduction of a democratic rule in 1994, has placed a great challenge to the local government in South Africa with respect to provision of services to the majority of Black population that has been denied access to social and economic amenities in the past. The national constitution has given rise to a myriad of legislation that is intended to redress the socio-economic disparities that have been created by the apartheid system of government.

With the acceptance of Developmental Local Government in the White Paper on Local Government (1998), Integrated Development Planning was institutionalised through the Municipal Systems Act (2000) as the planning tool to be used by municipalities in furthering their responsibility of service delivery to communities.

There are several sector plans that constitute the Integrated Development Plan, a programme which can easily be termed “a business plan of local municipalities”. Housing sector plan is therefore a component part of the IDP whose main focus is to ensure that housing delivery and management is undertaken in an orderly and coherent fashion with due consideration of other municipal programmes such as infrastructure plan, transport plan, spatial development framework, just to mention a few.

### 1.3 PURPOSE

//Khara Hais's IDP, just like all other IDPs, is meant to ensure that departments within national and provincial government, as well as municipalities, function in concert in the execution of their tasks and delivery of services to communities. Housing and/or Human settlement management is, one of the important functions of these three spheres of government. The housing sector plan as a component of the IDP is aimed at clarifying and providing strategy with respect to the manner in which housing development and comprehensive human settlement can be achieved at the local level. The main purposes of the Housing Chapter are as follows:

-  To ensure effective allocation of limited resources to a variety of potential development initiatives.
-  To provide guidance in prioritizing housing projects in order to obtain consensus for the order of implementation thereof.
-  To ensure more integrated development through aligning cross-sectoral role players to coordinate their development interventions in one plan.
-  To ensure budget allocations to local and district municipalities as well as provinces are most effectively applied for maximum impact.
-  To provide spatial linkages between the spatial development framework and the physical implementation of the respective projects.
-  To ensure there is a definite housing focus in the IDP
-  Providing the IDP process with adequate information about the housing programme, its benefits, parameters as well as strategic and operational requirements.
-  Ensuring that the contents and process requirements of planning for housing are adequately catered for in the IDP process.

## 1.4 OBJECTIVE

A Housing Chapter must be extracted from the //Khara Hais Municipality Housing Sector Plan in order to summarise the housing planning that is or will be undertaken by the municipality of //Khara Hais Municipality and should be able to be used together with the IDP's spatial framework and summary financial and operational related outputs.

The Housing Chapter is not a comprehensive, stand-alone plan resulting from a separate planning process, but should be done as part of the IDP, ideally at the same time and also review at the same time. On this basis the use of the term HOUSING CHAPTER intends to convey the message that housing planning is part of the IDP process and product and does not require a separate plan to be produced.

It is a given that the initial draw-up of the Housing Sector Plans, would necessarily be a separate process, but still not a stand-alone one. The Housing Chapter in //Khara Hais Municipality's IDP should address the following, amongst others:

- ✓ Housing in the broader context of sustainable human settlements,
- ✓ Eradicating/Minimizing the housing backlog
- ✓ Considering integrated sustainable development at all spheres of governance, etc.

## 2. IDP PROCESS: The Rational

The Constitution of the Republic of South Africa (Act 108 of 1996) has given new municipalities a number of developmental responsibilities. The Municipal Systems Act (Act no 32 of 2000, Chapter 5) requires all municipalities to compile Integrated Development Plans (IDPs) that will guide all their planning, budgeting and management decisions. Apart from the legislative requirement to compile IDPs, municipalities are also expected to compile sector plans, which should form part of the IDPs.

There are National requirements that compel municipalities to formulate sector plans and the following are some examples: -

- Water Services Development Plan (WSDP): Dept of Water Affairs and Forestry
- Integrated Transport Plan (ITP): Dept of Transport
- Integrated Waste Management Plan (WMP): Dept of Water Affairs and Forestry

- Development Objectives (LDOs): Dept of Land Affairs
- Spatial Development Framework (SDF): Dept of Provincial Affairs and Local Government

In addition to these, municipalities are also required to incorporate the following aspects into their planning frameworks:

- ✓ Housing strategies and targets (Housing Sector Plans).
- Local Economic Development (LED) issues.
- Integrated energy plans.
- Integrated infrastructure planning and compliance with guiding principles of the National Environmental Management Act (NEMA).
- Development Facilitation Act (DFA).
- Environmental Implementation Plans (EIPs) and
- Environmental Management Plans (EMPs).

All these legislative requirements are aimed at ensuring that clear and workable plans, reinforcing each other, are in place. The sole purpose is that of achieving meaningful development and improving the living conditions of citizens.

## **2.1 LEGAL REQUIREMENTS FOR HOUSING**

There are several laws in place that have a direct bearing on housing development. The National Constitution Act., No. 108 of 1996, assigns a developmental role to the Local Municipalities. Local Municipalities have therefore been tasked with the responsibility of managing housing development within their areas of jurisdiction. The Housing Act (1997) is a key law that regulates housing development at both provincial and local levels. This act requires housing development plans to be prepared by both provincial governments and local municipalities. The main reason for these plans is to be able to fairly allocate the available resources for housing construction. The housing development plans could be viewed as housing sector plans done from the perspective of the IDP as they should outline how, where, when, by whom and how much resources should be utilized in housing delivery. At all times housing delivery should aim at integrating towns and townships, as well as locating new housing developments closer to employment centers. Furthermore, taking into consideration that, according to the South African constitution, housing is a basic human right these plans are also important to indicate what is planned for. It might also be a strategic document to avoid legal action to be taken against the municipality.



Part IV of the Housing Act (1997) deals with the roles and responsibilities of local government. The municipality is required to:

- Ensure, through integrated development planning, that its residents have access to adequate housing on a progressive basis. This includes access to a healthy and safe environment, as well as access to water, sanitation, electricity, roads, storm-water drainage and housing delivery goals in respect of its area of jurisdiction.
- Identify and designate land for housing development.
- Create and maintain a public environment conducive to housing development that is financially and socially viable.
- Promote the resolution of conflict arising in the housing development process (Lelapa Forum).
- Initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction.
- Provide bulk engineering services and revenue-generating services in so far as specialist utility suppliers do not provide such services.
- Plan and manage land use and development.

At the same time provincial departments are also obliged to develop provincial housing development plans. Ideally, these plans on both the local and provincial level should be integrated and support each other.

The housing development plan should seek to incorporate the following aspects as contained in the Draft Housing Strategy (2000) of the National Department of Housing: -

1. Take proper account of current housing needs and backlogs.
2. Accurately account for available resources.
3. Balance and prioritize needs across the various national housing programmes.
4. Form an integral part of the integrated development plans.
5. Be effectively aligned at all levels to cross-functional strategic management plans and other related functions
6. Inform strategic decision making by generating reliable options for delivery within the guidelines of the MTEF.
7. Contain realistic and measurable targets for delivery and key performance indicators.
8. Built-in monitoring system.

The following legislative framework is meant to reinforce the Housing Act: -

- a) Housing Amendment Act, 28 of 1998
- b) Second Housing Amendment Act of 1999
- c) Housing Consumers Protection Measures Act, No. 95 of 1998
- d) Regulations under the Housing Consumers Protection Measures Act (1998)
- e) Rental Housing Act No. 50 of 1999
- f) Northern Cape Planning and Development Act
- g) Breaking New Ground Policy on Housing

## 2.2 OTHER LEGISLATION AND ITS IMPACT ON HOUSING

Other legislation that is important and supports housing development is:

1. The National Housing Code.
2. Urban Development Framework.
3. Rural Development Framework.
4. Guidelines for Human Settlement Planning and Design
5. Home Loan and Mortgage Disclosure Bill.
6. NHBRC Technical Standards contained in Government Gazette R1406 (NHBRC Home Building Manual).
7. Application of the National Homebuilders Registration Council's Warranty Scheme to Housing Subsidy scheme.
8. National Building Regulations (National Building Regulations and Building Standards Act, No 103 of 1997).
9. Ministerial National Norms and Standards in Respect of Permanent Residential Structures.
10. Development Facilitation Act, 67 of 1995.

The whole of this legislative framework is aimed at reinforcing the housing act with the sole purpose of ensuring that affordable, good quality houses are built within municipalities.

## 2.3 NATIONAL HOUSING FINANCE INSTITUTIONS, SUBSIDY CATEGORIES AND DELIVERY OPTIONS

The majority of homeless people is unemployed and, as such, is unable to obtain mortgage bonds. This situation led the national government to introduce a housing subsidy scheme in order to house the homeless. To achieve this goal, the national government has established institutions that support housing delivery. These institutions provide **financial** assistance to developers, contractors, institutions involved in housing, as well as individuals that meet certain criteria. The following are some of the said institutions: -

- a) National Housing Finance Corporation (NHFC)
- b) National Urban Reconstruction and Housing Agency (NURCHA)
- c) Servcon Housing Solutions
- d) Industrial Development Corporation
- e) Development Bank of Southern Africa
- f) Zebra
- g) Maibi
- h) Artpac Lending Services
- i) Absa
- j) Standard Bank
- k) First National Bank
- l) Ned Bank
- m) ACFC
- n) SHI

These institutions have different funding programmes that are intended to assist and speed up housing construction. The said programmes are well-documented in the National Housing Code and other publications.

At the time when the housing subsidy scheme was adopted by the National Government, provision was made for different housing subsidy categories, as well as delivery options in order to give beneficiaries some choice. The actual housing construction is either undertaken by beneficiaries themselves or done by contractors. The following are some of the subsidy options available through the subsidy scheme: -

- a) Individual housing subsidy
  - Non-Credit linked
  - Credit linked
- b) Project linked subsidy
- c) Project linked consolidation subsidy
- d) Institutional subsidy
- e) Relocation assistance subsidy
- f) People's Housing Process
- g) Discount benefit Scheme
- h) Rural housing subsidy
  - On-farm subsidy
  - Off-farm subsidy
  - Village subsidy

## **2.4 NORTHERN CAPE HOUSING DEVELOPMENT STRATEGY**

The Northern Cape housing strategy is an important document that guides the housing delivery in the province. The following are some key aspects that need to be considered with regard to housing development:

### **2.4.1 Subsidy targeting with regard to income**

The lowest income categories i.e. households earning less than R1 500 per month have benefited in this housing subsidy scheme. The full subsidy band has been increased to people earning less than R 3 500.00 pm, receiving full subsidy on a house. Persons earning between R 3 500 and R 7 000pm receiving a portion of the subsidy.

### **2.4.2 Norms and standards**

Provision of infrastructure is critical as the housing size of 40square meters, takes a bigger portion of the subsidy amount. Good quality houses should be constructed.

### **2.4.3 Integrated housing development and land tenure**

Urban sprawl should be reduced though building compact cities with settlements located closer to employment centers. The Spatial Development Strategy Frameworks, as compiled by municipalities, sought to address this issue, as well as identifying future land for housing development. This should be in a logical manner.

#### **2.4.4 Environment and energy efficiency**

Housing development programmes/projects should address issues of environmental degradation, as well as utilizing energy-efficient planning systems, like solar heating, etc.

#### **2.4.5 Housing for special needs**

HIV/AIDS patients, the elderly and the disabled seem not to have been considered in the delivery of housing. These groups should be ranked high on the programme for housing delivery within municipalities.

#### **2.4.6 Subsidy types and delivery methods**

Some subsidy types and housing delivery methods have been dominating housing delivery in the province in the past. Emanating from this practice, other subsidy categories will be given priority in order to accommodate different tenure and delivery options.

#### **2.4.7 Subsidy allocations to municipalities**

Allocations to municipalities will be transparent, take into account municipal population and be conducted on a multi-year basis. This will assist municipalities to develop long-term housing delivery plans.

#### **2.4.8 Role of municipalities**

***Local municipalities, just like //Khara Hais Municipality, are actual implementers of housing projects at the grassroots level while the province is co-ordinating this function. It is crucial that capacity should be increased at the municipal level so that accreditation may be effected for most municipalities. In this way, housing delivery will substantially be increased. Once accreditation has occurred, local and district municipalities will be expected to set up appropriate arrangements for co-ordination and implementation of housing programmes.***

#### **2.4.9 Private Sector**

The involvement of the private sector and parastatals in both the funding and the construction process is critical in speeding-up and normalising housing in the province. With this view in mind, it is important to ensure that provision is made for high, middle and low-income categories in housing sector plans.

#### **2.4.10 Housing and economic empowerment**

The housing subsidy scheme has given rise to empowerment of previously disadvantaged communities along with emerging companies. The emphasis on utilisation of local labour has also contributed positively towards improving local economic development. The provincial department will strive to promote the economic empowerment of previously disadvantaged individuals, particularly women and emerging companies.

#### **2.4.11 Regulation of the secondary market**

Beneficiaries of the subsidy houses tend to sell their houses far below the investment cost in situations where they need to relocate for employment reasons or when they are in dire financial strains. On the whole, the list of the needy continues to grow as, in most cases, they are unable to buy an own house. The department will therefore ensure that beneficiaries do not sell subsidised houses before the expiry of eight years from the date of acquisition.

#### **2.4.12 Capacity building**

The department has identified capacity building programmes as one of the most important tools in achieving improved housing delivery in the province. With this view in mind, the department will strive to improve the capacity-building programmes in order to increase efficiency at provincial, district and local municipalities.

#### **2.4.13 Monitoring**

Several government policies acknowledge the need for monitoring and evaluation of housing programmes. In line with policy guidelines, the department will use the following three methods in monitoring housing projects in the province: -

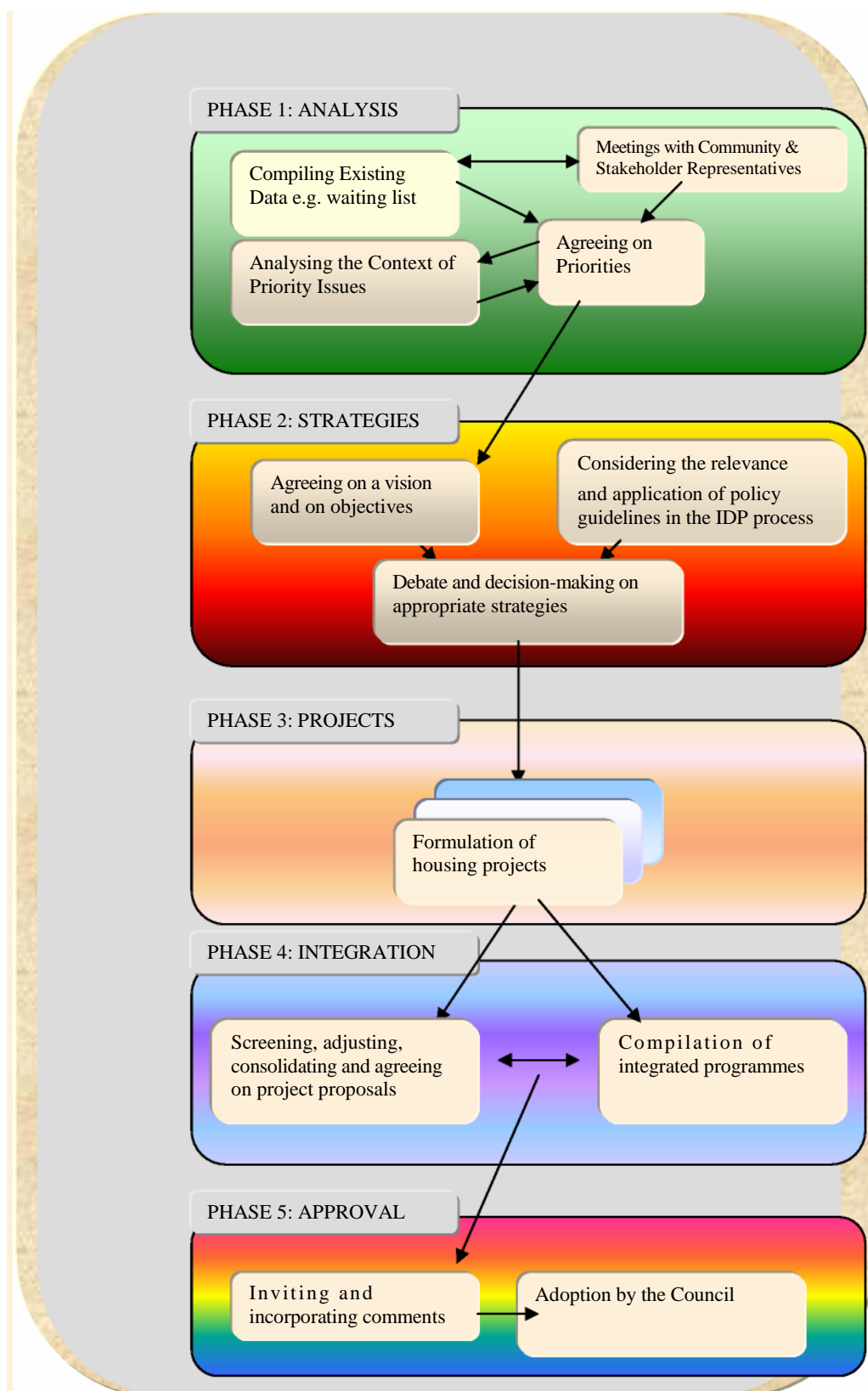
- Progress assessment of housing projects will be conducted on a quarterly basis.
- The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
- The strategy will be revisited in a three-year cycle.

### **3. METHODOLOGY TO THE HOUSING CHAPTER**

The compilation of the IDP as contained in the IDP Guide Pack forms the basis for the compilation of the housing sector plans within municipalities. The said process should have the following characteristics: -

- Consultative/participatory in nature
- Strategic
- Orientated towards implementation

Figure 1.1: An overview of the process leading to the compilation of the housing sector plan.



The housing sector plan, as a component of the IDP, is actually meant to comprehensively address the housing development in a municipality. In achieving this objective, the following steps are usually followed: -  
The housing sector plan, as a component of the IDP, is actually meant to comprehensively address the housing development in a municipality. In achieving this objective, the following steps are usually followed: -

### **Step 1: Analysis**

There is a need to first gather information relevant to housing in a municipal area and compile it in the form of a report. A meeting of housing stakeholders in the area has to be arranged. In this meeting, the housing situation is presented and deliberated upon. The municipal housing waiting list is very important in guiding the whole process, as it will show in which areas within your municipality the greatest need for housing exists.

### **Step 2: Strategies**

In this second step, stakeholders will have to develop a vision and this will be based largely on the housing situation as revealed in phase 1. In order to give effect to a vision, objectives will have to be developed along with strategies. Maximum caution should be exercised in order to ensure that the strategies are in line with the legislative framework. Furthermore, they should be practically implementable.

### **Step 3: Projects formulation**

This is a stage in which possible housing projects are developed based on identified resources in step 1. This step entails aspects such as capacity at the municipal level to handle housing issues, project management, funding sources, monitoring and evaluation. Each project will have to be designed and implemented in a way that is geared towards accomplishing the housing vision in a municipality.

### **Step 4: Integration**

There are programmes, other than housing, that are taking place at municipal level. These programmes have to reinforce each other in order to achieve the desired impact within a municipal area. It is during this stage that these programmes are integrated.

### **Step 5: Approval**

Once the programmes (housing projects) have been integrated and aligned with other sector plans, they are ready to be presented to the council for adoption. In all the stages, housing stakeholders play an important role.



The legislative framework as outlined above provides a basis for the compilation of the Housing Sector Plan for Local Municipalities to become responsive to the community needs. It is however critical that current housing situation in the municipal area is well understood and linked with other programmes such as infrastructure provision which is normally considered as a forerunner to housing construction.

Integrated development planning is a result of a world-wide change in the 1980s to concepts such as Urban Management and District Development Planning. This concept of development gained popularity as it became clear that national states were not achieving meaningful developmental results despite the fact that funds were being spent on projects on yearly basis. This was due to the fact that there were no concrete strategies in place that could be used to formulate and quantify projects, identify sources of funding for projects, put in place monitoring programmes on projects, unlock blockages on projects, ensure that projects are completed on time, ensure that projects attain the intended objectives as well as providing an unambiguous account on activities in projects. Development efforts were not coherent and, as a result, meager resources were being wasted, thus national states and developing countries in particular, were becoming poorer despite huge expenditure on projects.

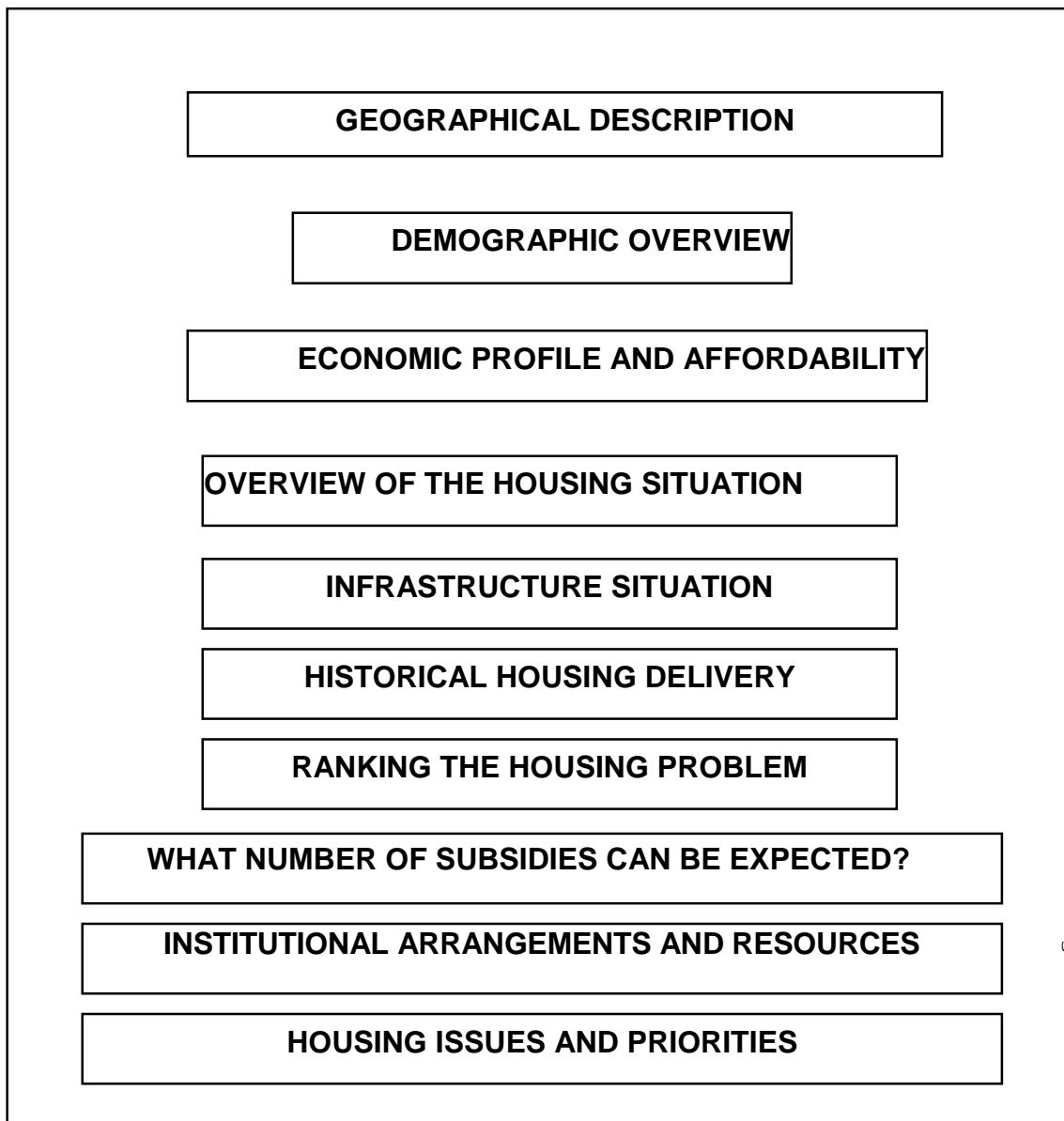
The Integrated Development Planning, is directly linked to the concepts of strategic and action planning, which are essentially a reaction on master planning and spatial planning which could not trigger desired development within the national states.

## **OVERVIEW OF THE IDP PROCESS: THE STRATEGIC NATURE**

The IDP process is a strategic planning process. Strategic planning itself is not unfamiliar or totally new. Large institutions in the corporate environment, as well as government institutions, often do it. It provides those institutions with the opportunity to plan ahead in the framework of the available resources.

Municipalities need to go through a similar process to ensure that they will be able to continue providing needed services to their communities, deal with poverty and enhance investment into these areas. At municipal level this process is known as Integrated Development Planning. In South Africa, this must be done in terms of the Municipal Systems Act and its regulations.

*This section aims at providing an overview of the existing housing situation in the //Khara Hais Local Municipality (KHLM). Planning can only take place once a thorough understanding of the current situation exists. In essence, a number of methodologies are used and various pieces of statistical information are produced. Figure 1.2 provides an overview of the outline of the section while Table 1.1 provides an overview of the various indicators used in this chapter.*



**Figure 1.2** *An outline of Chapter 3*

**Table 1.3: A summary of indicators and their relevance for housing development**

<b>Data (indicator)</b>	<b>Relevance for housing</b>
Population growth	It provides an indication of areas of population growth and decline. It is important to consider as these trends influence resource allocation. It also provides a guideline on which future trends of growth and decline can be projected. Essentially two questions should be answered in this respect. Firstly, how the population will grow and how many houses/stands will be required by 2014.
Gender indicators	Housing policy should specifically mention that attention should be given to vulnerable groups such as women. Thus, an indication of the percentage of women and the percentage of women-headed households is important.
Age and youth profile	The aged and the youth are also two important vulnerable groups. Thus, an understanding of the situations of these two groups is important.
Disability	Specific provision is made in respect of the subsidy amount for the disabled.
HIV/AIDS	The impact of HIV/AIDS on housing must be understood. In the first place, it probably has implications for population growth and, secondly, it might also impact negatively on housing consolidation.
Employment per sector	This assists in providing some background on the dominant economic sectors. This directly influences housing options, dynamics, and affordability.
Household income	As the housing subsidy is directly linked to income categories, an overview of household income categories provides an understanding of the situation.
Formal housing	This is usually an indication of those housing units that are adequate.
Informal housing	This is usually an indication of housing units that are inadequate.
Infrastructure indicators	As housing is closely related to land and infrastructure, an overview of these indicators is needed.
Housing waiting list	The information on this list is used as an indication of the housing problem/ backlog.
Ranking	The indicators are used to rank each municipality in terms of its housing problem relative to the rest of the Northern Cape
Past delivery	Past delivery provides an idea as to whether the municipality has received an adequate number of subsidies and to what degree they have delivered

It should be mentioned that there are probably two aims behind developing a housing sector plan:

- In the first place it provides the local municipalities with a plan for how housing development should be strategized for the next five years. Amongst others the document should provide the municipality with well-informed information to support allocations for provincial and national funding.
- In the second place documents such as this (as is the case with IDPs) should also provide planners and decision makers at provincial level with adequate information to make decisions on resource allocation. This document attempts to provide "objective" criteria, by means of the census data, to assist provincial authorities in this regard.

Finally, it should be cautioned that there might be slight differences in data presented in respect of the various indicators. This is the result of data provided by Statistics South Africa. However, these should not influence the trends in this data in any significant way.

### 3.1 ANALYSIS

GEOGRAPHICAL DESCRIPTION OF THE //Khara Hais LOCAL MUNICIPALITY is situated in the Northern Cape.



The municipality is constituted in terms of the Provincial Gazette, No. 14 of 28 February 2000, issued in terms of Section 21 of the Local Government Municipal Demarcation Act, No. 27 of 1998.

//Khara Hais Municipality is divided into 12 main wards, being:

1. Rosedale (Berge & Koppe)
2. Old Rosedale, Morning Glory & Jurgens Stadion
3. Bellvue, Rainbow, Extension, Lemoendraai, Kameelmond & a portion of Progress
4. City Centre, Station Camp, Flats & a portion of Progress
5. Louisvaleweg & Rural Areas
6. Paballelo North & North Central
7. Paballelo South & South Central
8. Die Rand, Modesta Flats, Dakota Way, Flora Park, Diedericks Flats, Blydeville, Oosterville & portion of Middlepos
9. Keidebees, North of Orange river, Uap rural areas, portion of Middlepos
10. Millennium (both formal & informal)
11. Kalksloot, Raaswater, Louisvale & rural area from Bridge to Raaswater
12. Leseding, Ntsikelelo, Leerkrans, Karos, Lambrechtsdrift & a portion of the rural area

//Khara Hais is situated in the midst of a landscape along the Orange River, characterized by contrast between semi-desert with sandy plains and wavy hills. Upington is the seat of the //Khara Hais Local Council and is also centrally located within the geographical area of the municipality.

Upington is situated in the Northern Cape Province, with an approximate population of 75671 people (census 2001) The Municipality is further situated in the Siyanda District Municipality with an approximately population of 202160 people (census 2001), this represents 37.43% of the Northern Cape population. The Municipality is also situated approximately 402km of Kimberley, Cape Town, of Namibia, of Johannesburg.

The //Khara Hais municipal area further consists of three sections, namely a ribbon-shaped main town situated along the Gariep River (Upington), a narrow intensive agriculture strip on both sides of the river with various satellite communities in the form of settlements about 15 to 20 kilometers apart, and the rest of the area consisting of extensive stock farms. There is a well-defined business centre for Upington with supplementary individual and residential centres spread out over the rest of the area.

## a) SOCIO-ECONOMIC PROFILE

### i. Demographic Composition

The Northern Cape Province has a total population of 991919 people (Census 2001) of whom about 50% are coloureds. //Khara Hais Local Municipality has 75671 of this figure, which constitutes 7.63% of the population of the province majority of whom are Afrikaans speaking coloureds. Herewith the demographic composition:

**Figure 1.3-Demographic Composition**

	Black	Coloured	Indian/Asian	White	Total
Male	7503	24086	35	5195	36819
Female	7013	26093	28	5718	38852
	14516	50179	63	10913	75671

source: SA census, 2005

It is evident from the above, that the majority ethnic group being coloured represents 66.31% of the entire population.

Approximately 81% of the population within //Khara Hais resides within the urban area (Upington including Pabellelo, Louisvale Road). It is therefore assumed that Upington will attract more of the job-seekers within the Local Municipality and therefore will have to cater for increased housing demand. The other areas, Leerkrans, Karos, etc, will only grow (what we call natural growth) and will see young people and job-seekers moving out of these towns.

It becomes safe to assume that a once off backlog eradication in these smaller areas/towns would address the housing need for at least 5 years and that more attention should be given to Upington, in terms of exponential growth in Housing Demand.

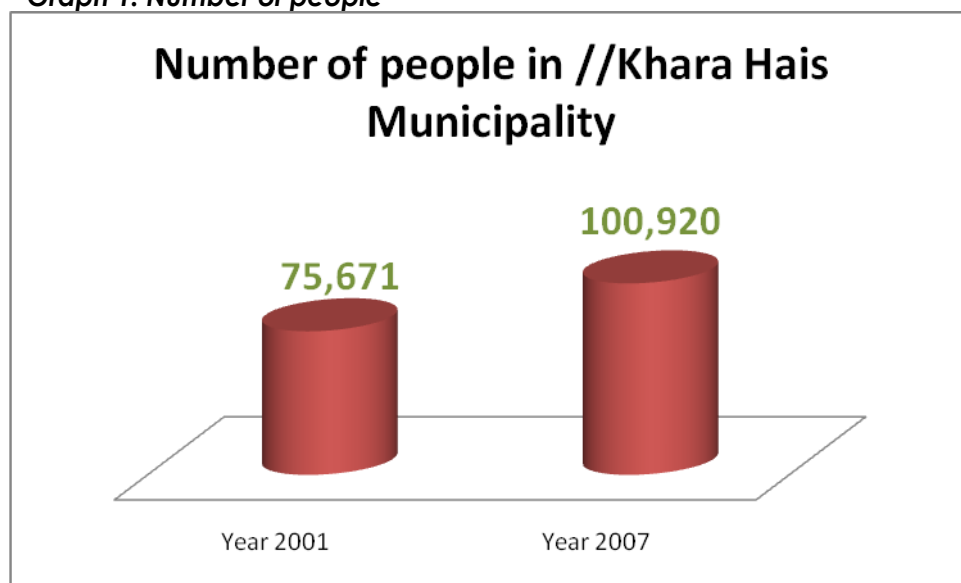
In Upington, one can not only look at the current backlog, but will also have to concentrate on the growing housing need due to the growth of the population in this main town.

The following comments need to be made with regard to the information revealed above:

Household in //Khara Hais Municipality in 2001 stood at 17147 (Census 2001) the Community Survey conducted in 2007 indicates 20939, an average increase from 4.4 to 4.8, whilst the average household size have remained constant at 4 in the Province. (Community Survey 2007 – Statistics SA)

The graph below shows an increase of 33.37% in the population of //Khara Hais.

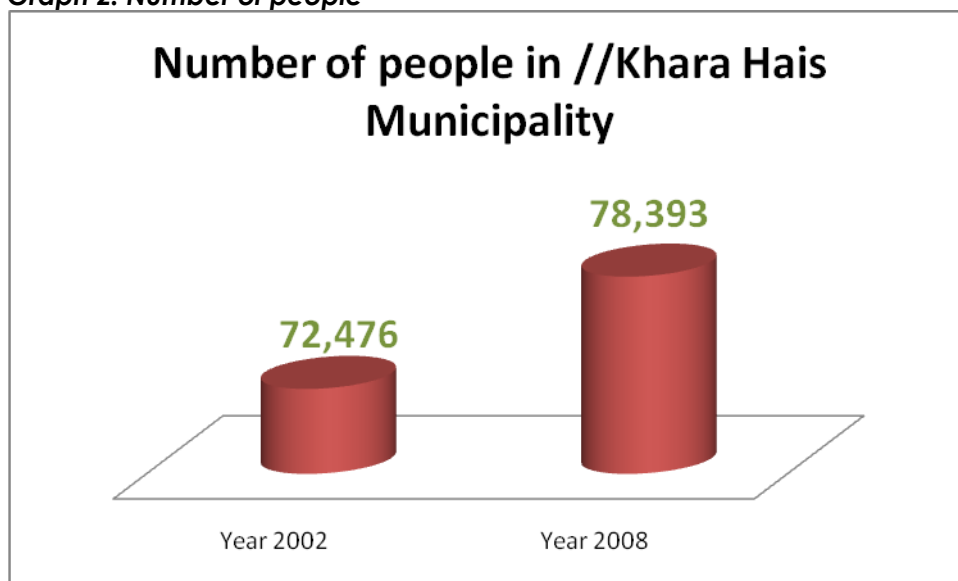
**Graph 1: Number of people**



Source – Community Survey Stats SA 2007

According to the IDP 2010-2011, it shows that //Khara Hais has a total population of 78393 during the Socio-economic survey completed in 2008. This shows an increase from 72476 in 2002 (socio-economic survey) to 78393. Thus showing a positive growth in population of 8.16%. Reliance will be placed on the statistics as per IDP 2010-2011 as this is the latest release of population information the //Khara Hais Municipal Area.

**Graph 2: Number of people**

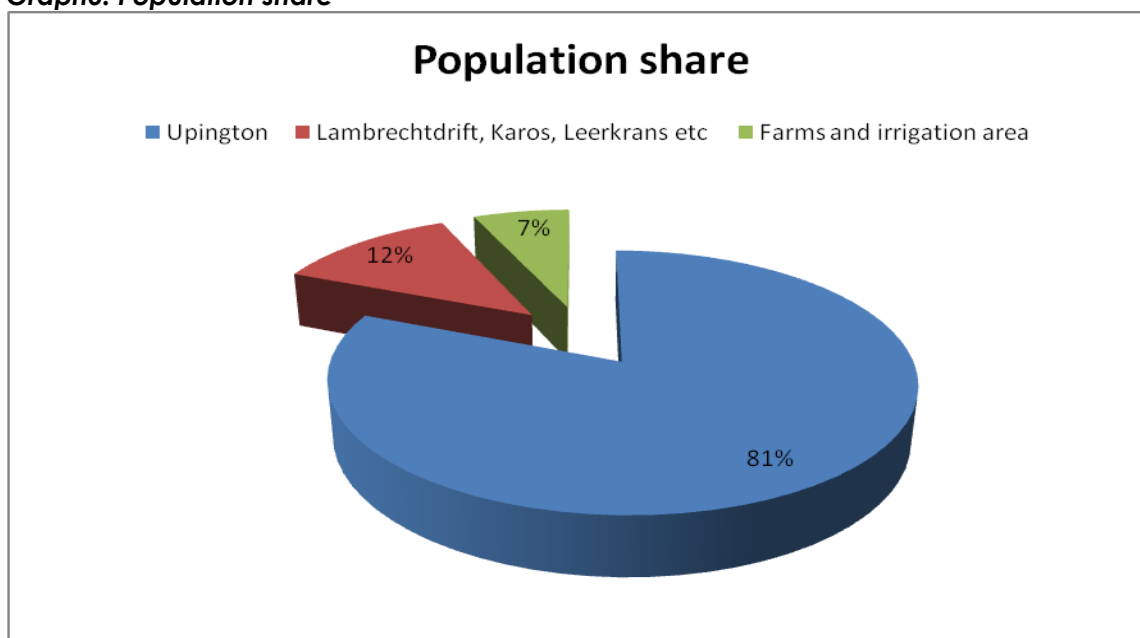


Source – Socio-economic survey 2008 as per IDP 2010-2011

### Population share

The population share in terms of the three areas/towns is presented in the figure below:

**Graph3: Population share**



Source – //Khara Hais IDP 2010

Upington is by far the biggest of the three areas/towns and the farming area (as a whole). It is therefore advised that most of the future housing need projections be directed in the area of Upington. Upington is also host to all the regional departmental offices. The seat of the district municipality is also found in Upington. It therefore makes perfect sense for //Khara Hais Municipality to focus most of its housing plans and energy in this direction.



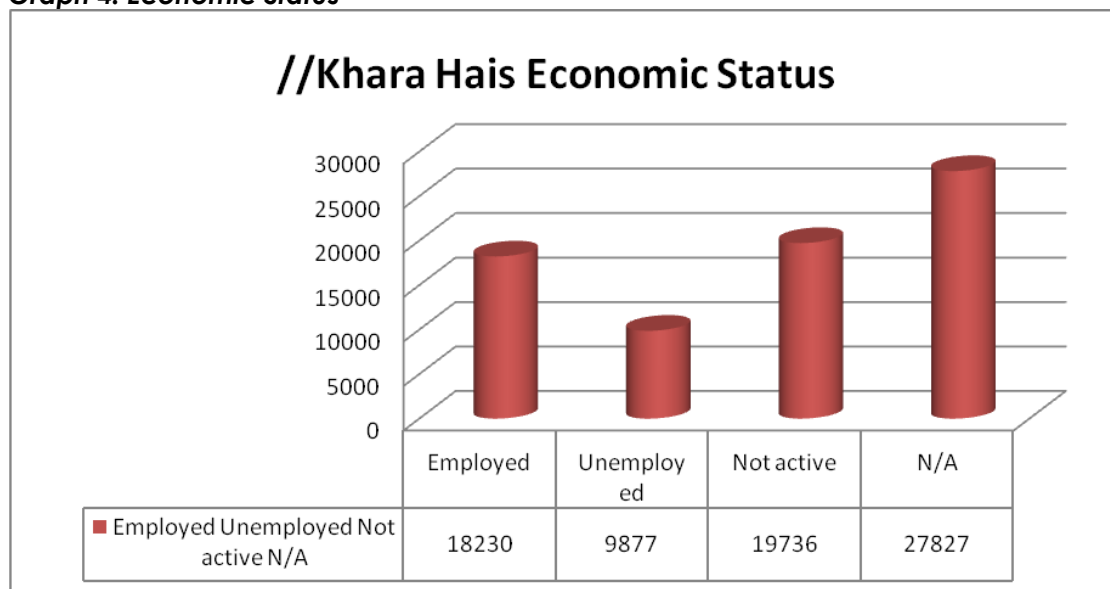
## ii. Economic Profile

As housing is closely linked to affordability, profiles of the different sectors of the economy in which people are employed, as well as household income levels, are crucial. This section will first assess the economic profile of the municipality in terms of an analysis of the number of people employed per economic sector. This will be followed by an assessment of the distribution of household income categories.

The housing sector plan should probably focus on the poorer sections of the population. However, private sector housing and private sector financed housing should not be ignored. The availability of housing credit has major economic and business development advantages. However, a housing environment conducive to private sector finance is a pre-requirement for such finance. Land title, well maintained infrastructure and the rule of law are but a few of these prerequisites.

The latest economic data available for study purposes in the //Khara Hais Local Municipality remains the 2001 Stats SA data.

**Graph 4: Economic Status**



Source: Census 2005 – Statistics SA

The Labour Market constitutes 63% of the total population of //Khara Hais. Only 24% of the labour market is employed, 23% unemployed and the not economically active percentage equals 26%. The percentage of people that falls outside the eligible workforce (i.e the N/A or younger than 15 years and older than 65 years bracket) equals 37%.

The Orange River is the life vein of this Community and on both sides of the river, green cultivated land occurs, forming the largest economic base of this area. The Orange River is further the biggest driving force behind the whole area, causing economic activities in the area over the last two decades to have expanded greatly.

The economic profile of //Khara Hais makes for poor reading, but is rather in line with the trend of the country and more specifically that of the Northern Cape Province. There are quite a number of projects in the pipeline that might improve the economic profile of the area, but care should be taken that this must not bring bigger housing challenges, but rather employment for the current citizens of the area. The trend is to bring in professionals from bigger towns, forsaking the plight of the current residents. The area suffers from low levels of education or rather educated young people moving to the bigger towns and cities in the province other provinces. The Estimated provincial migration streams as per Table 13 of the Mid-year population estimates 2010, released by Statistics SA shows that the out-migration exceeds the in-migration with an estimate of 18500 during the period 2006-2011 in the Northern Cape Province.

It can be seen from the IDP that approximately 49% of the total eligible workforce is unemployed. This figure does include homemakers and housewives who choose not to work and persons who cannot work due to disability or illness.

The economically active age group of 20 to 59 years old of //Khara Hais municipality represents 49.19% of the total population. (Sensus 2005 - Statistics SA)

It is further reported by the Socio-Economic Survey 2008, that the unemployment rate in //Khara Hais Municipality is 23%. The average household income is R 5,569.67 and the average expenditure is R 5,094.84 per month.

***In planning ahead for the immediate and long term future, concerning housing provision, it becomes imperative to look at the education levels of the young people, the job opportunities that are created, the type of workforce that is dominant in the area, which will inform the expected monthly income of the immediate future residents of //Khara Hais Municipality.***

These will have a direct bearing on the affordability of housing units in specifically the bonded market.

## **b) LAND AVAILABILITY**

The SDF (Spatial Development Framework) of //Khara Hais Local Municipality, as submitted by Dennis Moss Partnership, indicates that there is ample space available for the development of residential areas in //Khara Hais.

Please note in referring to land availability for residential development that we are referring to ALL types of housing tenure. This includes:

- Low Cost Housing (previously known as RDP)
- Middle Income Housing
- Housing for Young Professionals
- Housing for the High Income Market
- Townhouse Complexes
- High Density Residential Development (incl. flats)
- Rental Stock
- Etc.

Refer to the Table below, for a detailed analysis of the available land per area.

**Table 1.4: Available land**

<b>Residential Area</b>	<b>Total Informal Houses</b>	<b>Available erven</b>	<b>Vacant land in ha</b>
Lambrechtsdrift	127	49	615
Karos	154	57	14
Leerkrans	96	52	56
Ntsikelelo	217	0	17
Louisvaleweg	394	0	0
Leseding	172	0	0
Louisvaledorp	254	0	0
Raaswater	315	109	85
Kalksloot	347	0	86
Upington	1814	1321	0
- Rosedale A	498	467 449 324 81	
- Rosedale B	294		
- Rosedale C			
- Leeukopstraat (Noord)			
- Smarties			
- Pabalello North	524		
- Paballelo South			
- Pabalello Nkululeko	498		
<b>Total Informal houses</b>	<b>3890</b>	<b>1588</b>	<b>873</b>

It is important to take of the following with regard to the land availability:

1. All informal housing residents have been allocated to ervens.
2. Ervens must still be allocated to the people on the waiting lists.
3. All informal houses can be eridated at once as most of the ervens are already serviced. Refer to the Annexure A for a detail explanation of services per area for the informal houses.

It is evident from Annexure A that:

1. The following areas are fully serviced (Water, electricity and sewer)

Lambrechtsdrift, Louisvaleweg, Leseding, Louisvaledorp, Raaswater, Rosedale B, Paballelo North, Paballelo Nkululeko.

**Total of informal houses that can be eradicated within these areas: 2578 informal houses**

2. The following areas are partially serviced.

Rosedale A only 283 of the 498 informal ervens are fully serviced.

Karos only 129 of the 154 informal ervens are fully serviced.

Kalksloot only 227 of the 347 informal ervens are fully serviced.

Leerkrans only 16 of the 96 ervens are fully serviced, however 68 of the 96 informal ervens have access to sewer but only 16 have access to water.

**Total of informal houses that can be eradicated within these areas: 655 informal houses**

3. The following areas are partially serviced, the ervens does not have electricity.

It was found that all the 237 ervens (20 formal houses and 217 informal houses) in Ntsikelelo has access to water and sewerage, but not electricity.

**Total of informal houses that can be eradicated within Ntsikelelo: 217 informal houses**

### **Conclusion:**

**Total of informal houses that are ready to be eradicated if funding was made available: 3450 informal houses.**

If funding was made available and the 3450 informal houses were to be eradicated, it would immediately decrease the total of informal houses within the //Khara Hais municipality to 440 informal houses.

It is also important to take note that //Khara Hais has appointed a service provider to compile business plans to source funding for the above projects (informal houses). This will however be explained in detail within the next Housing Sector Plan review.

### **c) RESOURCE ALLOCATION**

The Housing function (Housing and Human Settlements division) is discharge under the Strategic & Operations Department in //Khara Hais Municipality.

Resource allocations related to housing delivery refers to human-related resources as well as other resources including financial resources. Although the Housing Office within the municipality is run very well (even as compared to other Housing Offices in the Northern Cape), there is a need to employ skilled professionals in this field. In our deliberations with the housing office, we found that there were no building inspectors reporting directly to the housing office. This, in our experience, gives the housing manager limited powers in terms of accountability when it comes to building inspection. The current building inspectors resort under the Town Planning Section. This might pose a challenge should //Khara Hais pursue their application for full accreditation in terms of housing discharge. The implication of full accreditation will require the municipality to run both technical and financial resources under the housing section. This will have a direct bearing on the issue of Resource Allocation.

We therefore propose that the //Khara Hais Municipality looks at the competency of the housing staff and also to revise their organogram. //Khara Hais is also in the process of applying for the total eradication of slums/shacks in its municipal boundaries. This again, will add further strain on the human and financial resources of the municipality.

The housing unit within the //Khara Hais municipal area is challenged with:

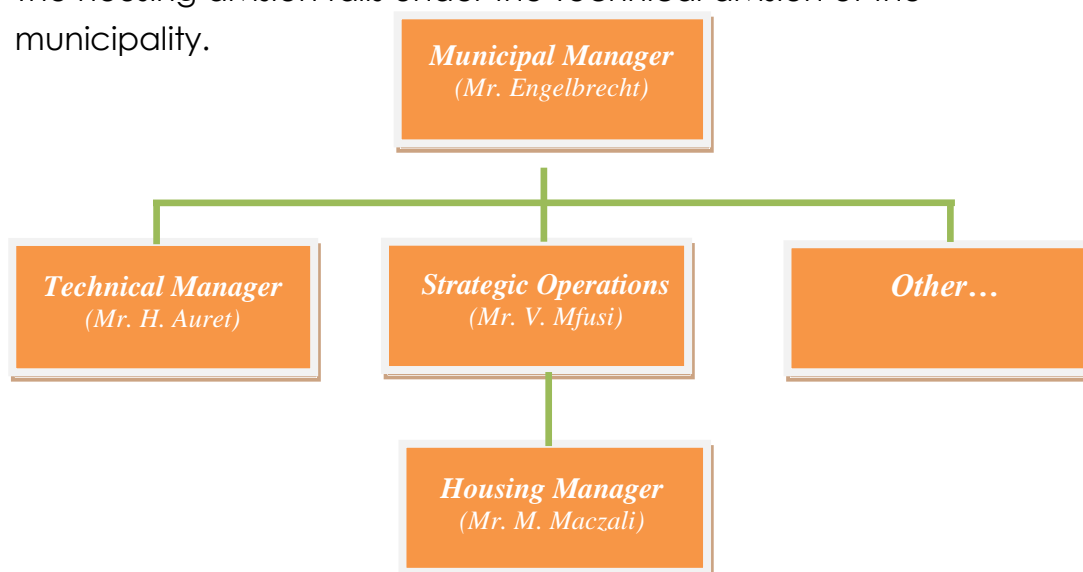
- ✚ skilled and experienced building inspectors (dedicated to the housing unit),
- ✚ Project Managers (only one)
- ✚ Accurate and credible Registry
- ✚ Bulk Infrastructure (specifically water provision)

//Khara Hais Local Municipality's housing section indicated that they have the following resources in terms of their current capacity to discharge the housing function (amongst others):

- Human Resources
- Financial Expertise
- Project Manager with a helpdesk, HSS function, etc.
- Performance Management with staff to execute the administration of municipal property including farms and liaising with the transferring attorneys.

### Staff

The housing division falls under the Technical division of the municipality.

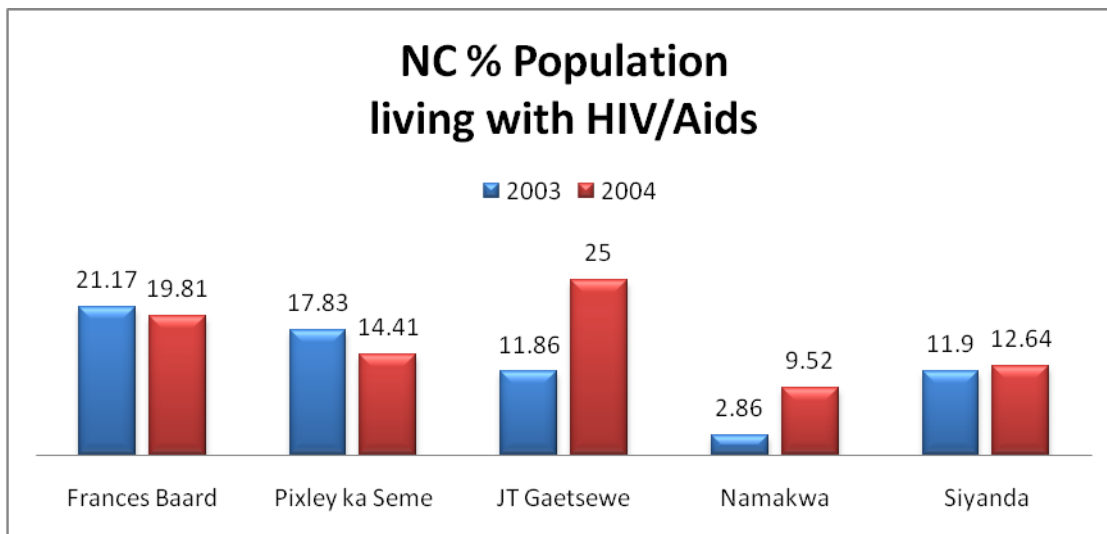


*Indication where HOUSING is located within the Organogram*

### d) OTHER ISSUES IMPACTING ON HOUSING

d.1) HIV/Aids Factor.

In 2006 Sub-Saharan Southern Africa reported the highest HIV/Aids prevalence in the world. Kwa-Zulu Natal was the province with the highest HIV/Aids rate in the country (39.1%) and the Northern Cape the second lowest (17.6%) reported HIV/Aids cases. The District (Siyanda) was reported to have 11.9% of the total reported cases in 2003, and showed a upward trend (which is negative) to 12.64% in 2004. John Taolo Gaetsewe District was the highest in 2006 with a quarter of the Northern Cape's HIV/Aids affected people coming from their district.



The issue of HIV/Aids is often left out of the equation when housing related assumptions are being made. The HIV/Aids factor should definitely be taken into consideration as the following housing related areas are normally impacted:

- ❖ Gross Absenteeism
- ❖ Limited workload with people at advanced cases
- ❖ Stigmatization impacting on confidence at work
- ❖ Financial Impact on Government's Resources
- ❖ Child-headed households

HIV positive, permanently employed residents are very safe in terms of their jobs and are normally protected by South Africa's intense humane policies. The question however, is how safe are employees who are seasonally employed, especially those who were grossly absent in the previous work season. Popular believe is that they may be left out in the cold concerning employment for that season. The same argument could be made for seasonal workers whose workload had to be reduced due to their illness. We believe that HIV/Aids is a very important factor in housing as it would have a direct bearing on the increase of the number of people who are dependent on government's subsidies.

The issue of child-headed households must be looked at, at a five year forecast. The world trend is that more and more homes will lose their parents as the heads of the households in the near future and provision should be made to assist those affected households.



## *d.2) INFRASTRUCTURE SITUATION*

Housing provision or the construction of the top structures are normally funded in isolation and not taking the infrastructure into consideration. Infrastructure should be looked at in the two main categories, namely:

- ❖ Bulk Services; and
- ❖ Internal Reticulation

The ISUP (Informal Settlement Upgrade Program) is normally catering for households who are already making use of the current electrical and civil networks, and therefore have a slight impact on the available additional capacity. The issue is more on new load that gets added to the networks.

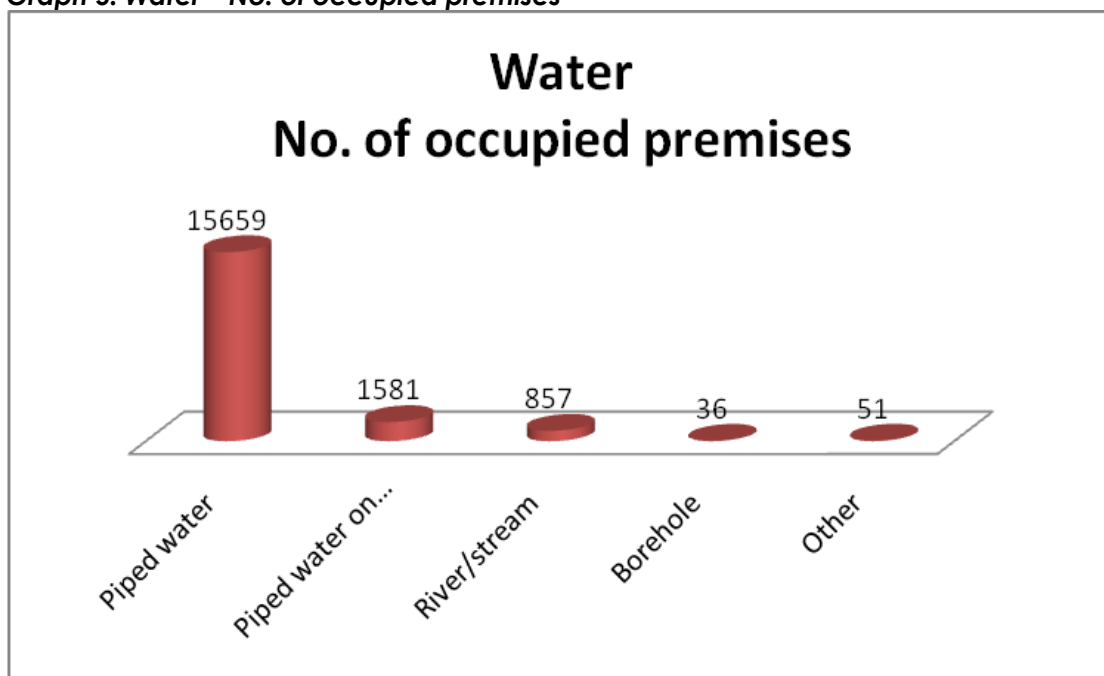
### *d.2.1) Water / Infrastructure*

The large scale water infrastructure in Upington consists of a water purification plant with a capacity of 64 mega litres per day that draws unpurified water from the Gariep River.

The purified water is then pumped via the main water conduits to the clean water reservoirs (capacity = 98 million litres) from where it is then distributed by means of the distribution network to the individual consumers. Purified water is delivered from one reservoir (Updustria reservoir) to the Kalahari-West stock watering scheme which provides purified water to farms in West Kalahari with a joint size of about 600 000 hectares.

The formal settlements also each have their own small-scale water-works where water is withdrawn directly from the river or from a canal. All other inhabitants not living within Upington or one of the formal settlements, (mainly irrigation and stock farmers) are responsible for their own water provision.

**Graph 5: Water – No. of occupied premises**

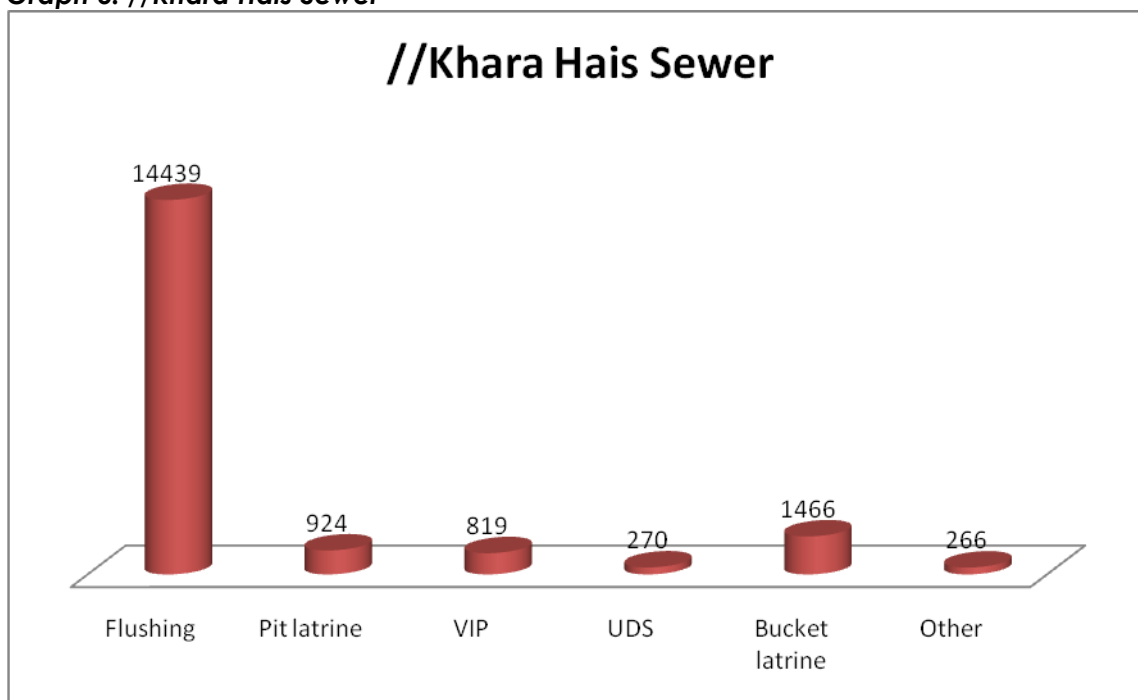


Source: Socio-Economic Survey 2008

#### d.2.2) Sewer

The sewer networks within //Khara Hais Municipality are best explained by the graph below:

**Graph 6: //Khara Hais Sewer**



Source: Socio-Economic Survey 2008

Upington makes use, mainly of the flushing system, while pit latrine, VIP, UDS, bucket latrine are at the order of the day in informal settlements. Water purification is mainly performed in the Upington area.

#### *d.2.3) Energy*

Three supply stations from which electricity is purchased from Eskom with capacities of 20 MVA, 20 MVA and 15 MVA respectively. Maximum usage of the town is presently 28 MVA, which is less than the total available supply. The capability of transferring one station's capacity to the other in emergencies is limited, however, and the one 20 MVA supply is already more than 30 years old. A project is already in progress to address the weaknesses in the system.

A medium voltage network of 135 km overhead lines and 127 km underground cables, which conveys the power to all developed parts of the jurisdictional area as well as to the rural areas on both sides of the river, from Strausburg in the east to Koppies Island in the west. The networks are in a generally good condition, but some parts are very old and replacement programmes will have to be considered in the next few years, especially for the above-ground networks in the rural and industrial areas, which are very susceptible to bad weather conditions.

367 Distribution transformers that serve the low voltage networks to the clients. In general the transformers have sufficient capacity, although in parts of the CBD and residential areas developments are busy catching up with the capacity and upgrading will become necessary. It can thus be concluded that ample electricity is available on the network to host new developments.

#### *d.2.4) Roads*

The internal routes in Upington are generally of an adequate standard and are well maintained. The internal network within Upington CBD is tarred, whilst a number of residential areas are serviced by gravel roads. The Socio-Economic Survey 2008, indicated that approximately 47% of roads are tarred, with 51% gravel roads. Some areas, which includes amongst others, Paballelo, Rosedale and Vaalkroek, are characterised by very informal gravel roads which need to be upgraded to an acceptable standard.

Upington is characterised by a high volume of heavy vehicles due to the fact that the town is situated on the convergence point of various important transport routes and its large manufacturing and industrial component. This may influence the long term maintenance of the key through-routes and it contributes to the traffic congestion experienced in the CBD.

## **a) OVERVIEW OF THE HOUSING SITUATION**

//Khara Hais Municipality's Housing Office makes use of the National Housing Demand Database as well as manually kept housing waiting lists. These two methodologies inform the backlog in terms of housing in the municipal boundary. It must be noted though, that some individuals who qualifies in terms of the National qualifying criteria, are not all recorded on the database, as the data gathering was focused mainly on housing need in terms of eradicating the backlog, rather than the entire population who are qualifying in terms of policy.

There are currently 12 residential wards in //Khara Hais Municipality. Herewith the residential areas per ward:

### **Ward 1**

- Mountains
- Heads

### **Ward 2**

- Morning Glory
- Rosedale/Grinacker B
- Jurgens Stadium

### **Ward 3**

- Bellvue
- Progress/Rainbow
- Extension/Lemoendraai/Kameelmond

### **Ward 4**

- Progress
- City Centre/Dakota Road
- Flats

### **Ward 5**

- Louisvale road
- Rural Area

### **Ward 6**

- Paballelo North
- Paballelo North Central

### **Ward 7**

- Paballelo South Central
- Paballelo South

**Ward 8**

- The Rand/ Flats/Dakota Road
- Florapark/ Flats/Blydeville
- Oosterville/Middelpos

**Ward 9**

- Middelpos/Keidebees
- Rural Area Uap/North of Orange River

**Ward 10**

- Millennium formal and informal

**Ward 11**

- Kalksloot
- Raaswater
- Louisvale
- Rural Area Bridge to Raaswater

**Ward 12**

- Leseding
- Ntsikelelo
- Leerkrans
- Karos
- Lambrecht-drift
- Rural Area Gifkloof to Lambrecht-drift
- Institutional

Informal housing is reported to be 3890 in total across the whole of //Khara Hais Municipality. This however does not include all the backyard dwellers.

Refer to the table below:

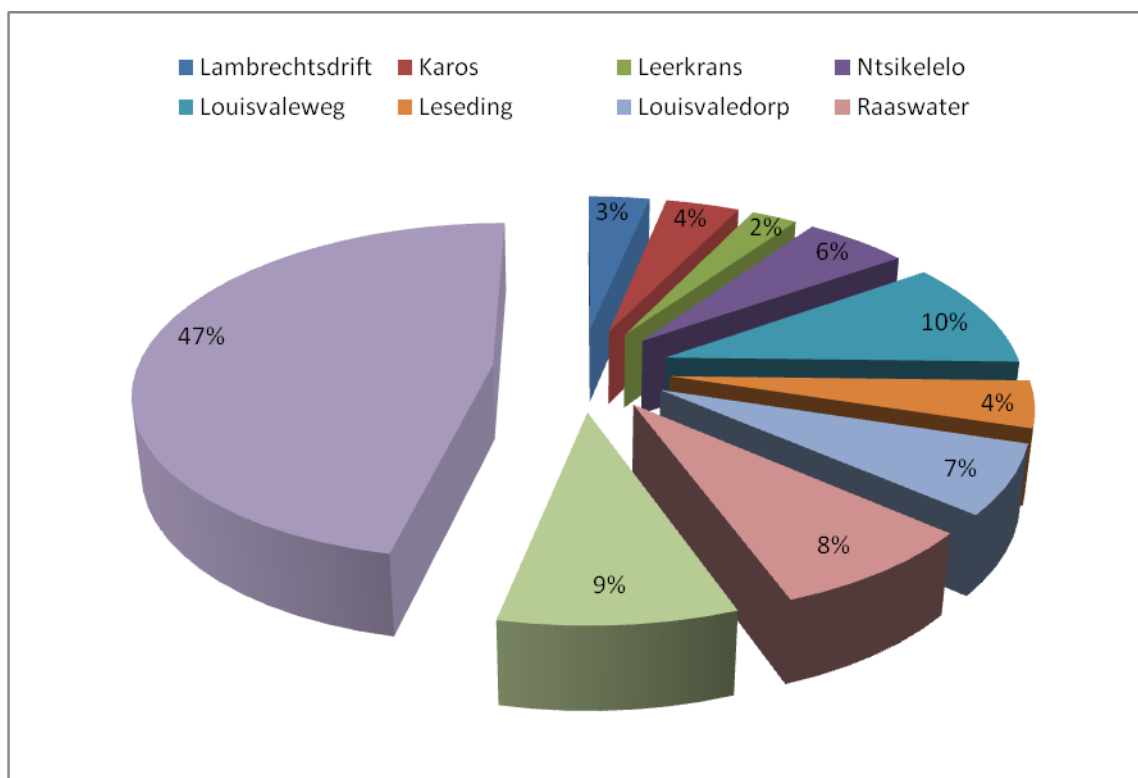
**Table 1.5 Informal Housing**

<b>Residential Area</b>	<b>Total Informal Houses</b>
Lambrechtsdrift	127
Karos	154
Leerkrans	96
Ntsikelelo	217
Louisvaleweg	394
Leseding	172
Louisvaledorp	254
Raaswater	315
Kalksloot	347
Uppington	1814
- Rosedale A	498
- Rosedale B	294
- Pabalello North	524
- Pabalello Nkululeko	498
<b>Total Informal Settlements</b>	<b>3890</b>

Source: Informal settlements Census February 2010

The graph below shows the municipality in context:

**Graph 7: Informal Housing %**



Preliminary information gathered from the waiting lists and Housing Demand Database forms shows that //Khara Hais Municipality need another 5486 housing units to address the current housing need in the three areas.

The latest number of people on the waitings list are:

<b>No. as per waiting list (Total recorded January 2010)</b>	<b>5486</b>
<b>No. informal houses (total recorded February 2010)</b>	3890
<b>Total</b>	<b>9376</b>

This figure of 5486 must be added to the 3890 informal housing units in //Khara Hais. It therefore brings the total backlog 9376 of housing units as it currently stands to housing units.

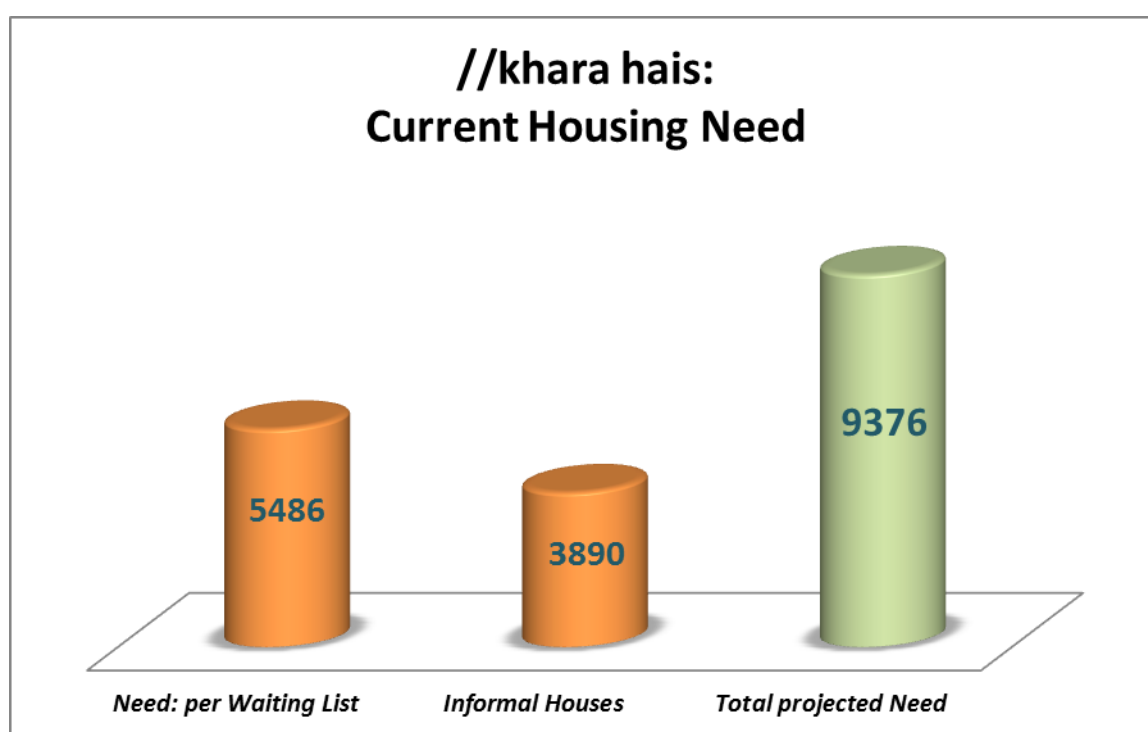
We need to take into account, the fact that the entire //Khara Hais Municipality has not yet been work-shopped as to who qualifies in terms of the national policy.

The figure of 9376 will definitely increase if one has to take into consideration those children who are still staying with their parents who qualify in terms of the policy.

One shudders to think the impact on the total housing need in //Khara Hais once everyone has been informed by means of workshops, information sharing through the printed media and the local radio stations.

Below, find the graph that depicts the current housing need in //Khara Hais Municipality:

**Graph 8: Current Housing Need**



Source: Waiting List recorded January 2010 & Informal Houses recorded February 2010

Housing discharge has increased significantly ever since the introduction of the Housing Department.

In the past financial year 2009/2010, the following projects has been completed:

- ✓ //Khara Hais 459
- ✓ //Khara Hais Paballelo Bekebeke 135

In the current financial year 2010/2011, following projects has been completed:

- ✓ //Khara Hais Upington 915 ISUP project
- ✓ Newcho 68



//Khara Hais Municipality's council approved a Services Provider to investigate and compile a Business Plan to address the entire backlog under the ISUP program.

## **b) HOUSING NEED**

### Housing waiting list

The question to be answered in this section is what the current housing backlog is and how that will grow. Considering that no land is currently available in terms of immediate occupation or in the process of planning. This will give an indication of what is potentially needed by 2010, 2012 and 2014 (see Table below). It should also be noted that there are currently 3890 reported informal dwellings in //Khara Hais.

The number of dwellings in //Khara Hais Municipality is reported to be at 18184 (Socio-economic survey -2008). The Socio-Economic Survey does not give a detailed analysis on the type of dwellings.

The projected growth for the housing need based only on natural growth, not taking immigration to the //Khara Hais Municipality in consideration. This projection does also not take the economic expansion projects that are in the pipeline into consideration.

**Table 1.6: Projected Growth**

	2010	2012	2014
<b>Upington</b>	9376	10501	11761

*The growth of the housing backlog in //Khara Hais-2014*

What is evident from the above table is that the housing backlog in the urban areas will grow considerably by 2014. This growth requires extensive land identification and the formalizing of stands. The Stats SA census of 2001, reports that 24% of //Khara Hais' population falls within the 20 – 34 years bracket. We have taken the current backlog and increased it with  $(24\%/2=12\%)$  12%, assuming couples, on a two year period. 4646 will be the number of housing units needed in 2014 if no houses are built during the next four years. We therefore need to make provision for exponential growth and engage funders and donors on the assumed need of 8951.

There is another element to the total housing related demand in the //Khara Hais Municipality and that is the bonded market. There are individuals who do not qualify for a full or partial subsidy from Government. These individuals are normally not catered for when one looks at the TOTAL HOUSING DEMAND in a municipal area.

It is a proven fact that affordability of houses has gone up dramatically and with the new credit act, it has become more and more stringent to buy a house.

	Low Cost	Middle Income		High Income	Rental Stock		Total
		PPP	Market Related		PPP	Market Related	
//Khara hais total housing backlog	9376	1250	670	300	450	500	12546

Care should be taken to make room for these young professionals and for the municipality to try and assist them where they can. Affordable housing by means of PPP agreements should be encouraged, whereby the municipality avail land to private developers in an attempt to build houses at a very affordable price to the middle income group.

## RANKING THE HOUSING PROBLEM IN //Khara Hais MUNICIPALITY

### Extract from the Reviewed IDP, Issues per ward:

*"Major areas identified by the communities that requires attentions, includes; unemployment and poverty, social moral/low community moral, **service delivery**, health, road and traffic infrastructure. It is however incumbent on the municipality to consider key performance areas to ensure that we address all the areas raised by citizens of //Khara Hais Municipality. Other issues that need further attention are the issues on **Housing**, SMME Development, Sport & Recreation, Youth Development and women empowerment."*

This provision is further elaborated and clarified by the provisions of Section 2-(General Principles) of the Housing Act (107) of 1997. Thus as part of the Integrated Development Planning, municipalities are required to ensure that communities living within their areas of jurisdiction are adequately sheltered. This is elaborated by the provisions of Section 9 (1) of the Housing Act 1997.

A number of strategies have been developed to ensure that the above constitutional mandate is realized. These include the White Paper – A new Housing Policy and Strategy for South Africa; Urban Development Frameworks, Rural Development Frameworks, "Breaking New Grounds"- a Comprehensive Plan for the Development of Sustainable Human Settlement – to mention a few.

The priority issues in the //Khara Hais Municipality are informed by the priorities of the local municipalities through public participation in the different wards. //Khara Hais's latest IDP reports the following on the housing priority per ward:

**Table 1.7: Ranking per ward**

Wards within //Khara Hais Municipality	Ranking
Ward 1&10	2
Ward 2	2
Ward 3	2
Ward 4	4
Ward 5	3
Ward 6&7	3
Ward 8	2
Ward 9	1
Ward 11 - Kalksloot	3
Ward 11 - Raaswater	2
Ward 11 - Louisvale	2
Ward 11 – Lambrecht-drift	2
Ward 12 – Karos	3
Ward 12 – Leerkrans	2
Ward 12 – Ntsikelelo	2
Ward 12 - Leseding	2

Apart for Economic Development, the table above shows that Housing is the top priority in all the wards except for ward 4,5,6,7,11 – Kalksloot and ward 12 – Karos, where issues such as Low Community Moral and Crime takes preference above housing.

The capacity to deliver on housing in the district and the ranking of the housing issue as per the community participation will also have an impact on the approach to the housing backlog eradication. The table below gives an overview of housing issues and priorities for the //Khara Hais Municipality:

### ***An overview of the housing issues and priorities***

<b>ISSUE</b>	<b>DESCRIPTION</b>
ISSUE1:ALLOCATION OF HOUSING SUBSIDIES	<ul style="list-style-type: none"> <li>Community does not understand the criteria used for allocation by the Department of Cooperative Governance, Traditional Affairs and Human Settlements</li> <li>Mechanism of beneficiary approval not understood by community, e.g. why does my neighbour gets a subsidy and I do not.</li> <li>Methodology of allocation by province to be clarified, e.g. is allocation per municipality or per town Are subsidies allocated per year?</li> <li>Local municipalities only use a waiting list as a method of subsidy allocation at the local level. There is a need to develop guidelines</li> </ul>
ISSUE2: LAND AVAILABILITY AND OWNERSHIP	<ul style="list-style-type: none"> <li>Funding for planning and survey should be more accessible for municipalities to create more sites in order to remove informal settlements</li> <li>More subsidies are needed in order to build houses on planned sites.</li> <li>Issuing of title deeds to house owners needs to be speeded-up.</li> <li>There is a need to accelerate the process of de-registration when a beneficiary has passed away and re-registering of a new beneficiary</li> </ul>
ISSUE3: QUALITY CONTROL	<ul style="list-style-type: none"> <li>There is a need for a minimum specification on building material. This will ensure that houses of good quality are built and do not collapse after five to seven years due to poor quality material. It is important that all building material is SABS approved.</li> <li>Housing inspections done on regular basis are critical to avoid poor workmanship. Both provincial and local inspectors should be used..</li> <li>Proper project management should be enforced in order to ensure that the final products are of an acceptable quality.</li> <li>Housing designs should take the soil conditions of an area into consideration.</li> </ul>

ISSUE	DESCRIPTION
ISSUE4: SUBSIDY TYPES	<ul style="list-style-type: none"> <li>• PHP and Project Linked are the only subsidy categories considered by the Human Settlements.</li> <li>• All subsidy types should be accommodated during provincial housing allocations so that more subsidies may be allocated to the municipality.</li> <li>• Fewer subsidies are allocated and as such have a minimal impact on the reduction of the backlog.</li> <li>• More PHP allocation is needed as there are many beneficiaries who cannot afford the R2 479-00 contribution.</li> </ul>
ISSUE 5: ACCURATE INFORMATION	<ul style="list-style-type: none"> <li>• Accurate information regarding a beneficiary is critical. This will ensure that the names of a beneficiary are correctly spelt so that he/she may not fail the deeds search unnecessarily. Furthermore, it should be verified at the municipality level that an applicant is the owner of a site when he/she applies for subsidy.</li> <li>• The status of a site is important, i.e. is the site being rezoned, consolidated or subdivided? This can delay housing construction.</li> <li>• Beneficiaries should not sell their sites without the knowledge of the municipality</li> </ul>
ISSUE 6: HOUSING BANDS	<ul style="list-style-type: none"> <li>• The housing income band that needs urgent attention regarding housing, is the lowest i.e. the R0 – R3 500-00 income band.</li> </ul>
ISSUE 7: INFORMAL SETTLEMENTS	<ul style="list-style-type: none"> <li>• Although the growth of informal settlements was rapid in the past due to immigration of mineworkers from the Goldfields and farm workers from surrounding farms, the situation seems to be stabilising. In short, the growth of informal settlements is now under control.</li> </ul>
ISSUE 8: CLARITY ON THE ROLE OF THE PROVINCIAL HOUSING DEVELOPMENT PLAN	<ul style="list-style-type: none"> <li>• The province needs to clarify how allocation of subsidies to municipalities is done.</li> <li>• There is a need to review the R2 479-00 contribution. Municipalities need to be trained in respect of the DLG&amp;H policy regarding the administration of subsidies.</li> </ul>
ISSUE 9: Vulnerable groups	Women, Elderly, Disabled
ISSUE10: HOUSING ORGANOGRAM	<ul style="list-style-type: none"> <li>• To a great extent, the housing arrangement determines the capacity of //Khara Hais Municipality with respect to housing delivery, hence the importance of organogram</li> </ul>

ISSUE	DESCRIPTION
ISSUE11: RURAL AND FARM HOUSING	No rural or farm housing delivery has taken place since 1994. There is a need to provide rural and farm housing

## 3.2 DEVELOP STRATEGIES

### 3.2.1 INTRODUCTION

In this chapter, housing strategies and projects will be developed based on the information provided in the analysis phase. The housing backlog derived from the statistical analysis, information obtained from the municipal housing waiting list as well as information obtained during workshops, will to a great extent determine strategies and projects that will be developed for the municipality.

The objectives and strategies that will be developed, should seek to address the needs of the vulnerable groups in the municipality whilst at the same time care should be taken to ensure that the institutional arrangements are geared towards accelerating housing delivery. The municipality should ensure that the following vulnerable groups are considered during construction of houses:-

- The aged and youth headed households
- Women headed households
- The disabled persons
- The HIV/AIDS affected persons

### 3.2.2 SETTING THE VISION

The //Khara Hais Municipality set its vision during the IDP process and this seeks to define the manner in which development processes will be attained. //Khara Hais' vision is:

***“To provide an affordable quality service to //Khara Hais and its visitors and to execute the policies”***

Based on the above vision, important that housing development in //Khara Hais should seek to improve people's quality of life by promoting economic development and providing quality services in an environmentally sensitive manner. It should also seek to promote racial integration. This further implies that the municipality should ensure that allocation of housing projects between areas within the municipality is done in a transparent manner.

### 3.2.3 FORMULATING THE OBJECTIVES

The analysis phase has revealed a lot of information regarding housing needs in //Khara Hais Municipality and this will form the basis for the formulation of the objectives. For purposes of undertaking this process, the project steering committee first identified important housing issues.

Subsequently, objectives were developed based on the housing issues identified. It will be recalled from the analysis phase that rural-urban migration is expected to continue taking place. It has also been noted that a majority of these migrants will need assistance in terms of provision of shelter. This therefore implies that low income housing will be dominant as opposed to middle and high income housing in this municipality, hence a heavy reliance on government subsidy housing is expected to increase.

Another equally important aspect which was taken into consideration during this process is the fact that there are a number of special and/or vulnerable groups such as the disabled, the women headed households, the aged and youth headed households, the HIV/AIDS affected and infected households.

Based on the above considerations, the housing objectives were formulated with a view to ensuring that housing delivery is made accessible to the residents fairly as well as ensuring that the municipality is fully participating in the housing delivery process through its various structures.

### 3.2.4 DEVELOPING THE HOUSING STRATEGIES

In developing the strategies, various factors were taken into consideration. The housing strategies are actually meant to give effect to the objectives as formulated. The following are amongst other factors that influenced the strategies that were developed:-

- ✚ The housing backlog and the nature of subsidy types allocated prior to the 1994 era
- ✚ The role of the Provincial Department of Cooperative Governance, Traditional Affairs and Human Settlements, Housing in subsidy allocations to municipalities
- ✚ The criteria used for allocation of housing subsidies to individuals
- ✚ The ability of the municipality to manage and ensure construction of good quality houses and
- ✚ Many other important aspects also served to guide this process.

### **3.2.5 FORMULATION OF PROJECTS**

The different needs and expectation of the communities normally gives the starting point in formulating projects for delivery within a specific time period. In formulating projects one should bear in mind that the actual project is to be planned around the housing strategies and must qualify the objectives set by the municipality in conjunction with its local municipalities. This Project planning sessions should be administered at the Intergovernmental Relations Forum (IGR) and should also include all other stakeholder groupings relevant to the entire housing supply chain. It is at these IGR meetings that the District Municipality should explore the drafting and implementation of a Memorandum of Understanding and/or a Service Level Agreement or both with its Local Municipalities.

The purpose of such an understanding or agreement is to foster a harmonious relations thus resulting in the efficient and effective execution of projects.



PRIORITY ISSUE 1: Allocation of Housing Subsidy

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
To reduce the housing backlog	1.1 Ensuring proportional allocation of housing subsidies between towns	1.2 Facilitate allocation of 2712 houses per annum starting at 2011/12 financial year: Submission of 15 consolidation Subsidy per town Submission of Housing Subsidy for 712 PHP houses per year Submission of Housing Subsidy for Project Linked for 2000 houses per town Submission of application forms to Department of Human Settlements for allocation	915	PL: 2000  PHP: 712	PL: 2000  PHP: 712	PL: 2000  PhP: 712	PL: 2000  PHP 710	//Khara Hais Housing Manager
	1.2 Ensuring that all beneficiaries falling within R0 –R3500 subsidy band get first preference on waiting list/ DDB	1.2.1 Identification of Beneficiaries						//Khara Hais Housing Manager
		1.2.2 Update and maintain waiting list on a monthly basis						//Khara Hais Housing Manager

## PRIORITY ISSUE 2:

### Land Ownership

Objectives	Strategy	Projects /Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
To ensure that households have security of tenure (Title Deeds).	2.1 Improving communication between the municipality and conveyancers.	2.1.1 Regular meetings with conveyancers regarding issuing of title deeds	R800 per subsidy (CoghSta)	R800 per subsidy	R800 per subsidy	R800 per subsidy	R800 per subsidy	//Khara Hais Housing Manager
		2.1.2 Identify and assist beneficiaries who qualify for title deeds	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager
		2.1.3 Develop data base of beneficiaries who qualified for Title Deeds	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager

### PRIORITY ISSUE 3: Land Availability

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
To ensure that Serviced land is available for housing construction in accordance with the SDF.	3.1 By applying for planning and survey grants from Human Settlements Office	3.1.1 Application for planning and survey Grants.	N/A  Town planning at R3600 per unit	1000 units  Funding Sourced from COGHSTA	2000 units  Funding Sourced from COGHSTA	2000 units  Funding Sourced from COGHSTA	To be advised  Funding Sourced from COGHSTA	//Khara Hais Housing Manager
	3.2 By providing serviced land for low, medium and high income groups.	3.2.1 Liaise with Technical Service Managers on supplication of infrastructure grants in accordance with IDP Priority Issue 3: Infrastructure	Technical Directorate	Technical Directorate	Technical Directorate	Technical Directorate	Technical Directorate	//Khara Hais Housing Manager

#### PRIORITY 4: Quality Control

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
To ensure that beneficiaries have access to good quality housing.	4.1 Ensuring compliance with NHBRC Regulations	4.1.1 Training of two housing officials to become qualified Housing Inspectors.	N/A	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager
	4.2 By maintaining National and Provincial Norms a housing deliver	4.2.1 Conducting housing inspections on a regular basis.	N/A	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager

#### PRIORITY 5: Housing needs for Special Groups

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
To ensure provision of housing for the special groups.	5.1 Prioritising the special groups in housing allocation.	Developing a database for the special groups.	(Will be done in-house.)	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager

### PRIORITY 6: Accurate Housing Information

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
6. To increase the number of successful applications.	6.1 Developing a mechanism for verifying information on application forms	6.1.1 Establishment of Housing Division to deal with issues such as verification of application forms.	(Will be done in-house.)	R216 per beneficiary. Khara Hais	R216 per beneficiary. Khara Hais	R216 per beneficiary. Khara Hais	R216 per beneficiary. Khara Hais	//Khara Hais Housing Manager
		6.1.2 Training of Housing Officials on data capturing	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager
		6.1.3 Submission of applications by ward committees to housing f	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager
		6.1.4 Housing Officer to Capture and verify data on waiting list daily	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	Local Housing Office	//Khara Hais Housing Manager

## PRIORITY 7:

### Information on Housing Policy and Processes

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
7. To have a common understanding on housing policy and processes	7.1 Consumer Education	7.1.1 Consumer Education Program for all stakeholders	N/A	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	//Khara Hais Housing Manager
	7.2 Ensuring that Inter-Governmental Relations are intact pertaining to administration and allocation of housing subsidies.	7.2.1 Upgrading of municipal IT system						//Khara Hais Housing Manager
		7.2.2 Ensure linkages between Human Settlements and the municipality through IT						//Khara Hais Housing Manager

### PRIORITY 8: Increasing the Tax base of the municipality

Objectives	Strategy	Projects	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
7. To ensure that LED principles are taken into consideration in housing development	8.1 Utilization of local contractors	8.1.1 Data base of contractors and skilled and unskilled labour	N/A	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	SCM
	8.2 Utilization of local labour	8.1.2 Supply Chain Management Policy / Register for manufacturers and suppliers.		Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	SCM

**PRIORITY 9: Development of a Housing  
Organogram**

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
9. To ensure the effective and efficient management of housing delivery	9.1 By creating a housing division that is fully operational	9.1.1 Budget to advertise and appoint qualified staff.	N/A	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Technical Directorate

**PRIORITY 10: Provision of Rural and Farm Housing**

Objectives	Strategy	Projects/Activity	Time Frame, Budget & Funding Institution					Responsible institution
			2010/11	11/12	12/13	13/14	14/15	
10. To facilitate access to rural housing to qualifying applicants.	10.1 Engaging organized agriculture (DAU) in rural housing matters.	10.1.1 Programme to hold informative sessions	N/A	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	Done In house & Funded in house	//Khara Hais
	10.2 Engaging people that have benefited from Land Restitution on rural and farm housing	10.1.2 Programme to hold informative sessions						//Khara Hais



### 3.3 PROJECTS

How many housing subsidies and how much other funding can the //Khara Hais Municipality expect over the following five years, Considering that the national allocation to the Northern Cape is in the vicinity of 68 069 housing units. It can be expected against the expected growth of the housing backlog that for the period 2010-2014; 915 of the expected 11761 will be constructed in 2010/11 financial year and the rest of the projected 10846 will be constructed over the MTEF period.

Herewith a list of projects for the current financial year in the //Khara Hais area:

Allocation Number	Project	Approved subsidies
A08110002/1	//Khara Hais Upington 915 ISUP Project	337
A08110002/2	//Khara Hais Upington 915 ISUP Project	478
A08110002/3	//Khara Hais Upington 915 ISUP Project	50
A08110002/4	//Khara Hais Upington 915 ISUP Project	50

The Northern Cape Provincial Government has started negotiations with the National Department of Human Settlements to eradicate the entire backlog of the Province. It therefore becomes of utmost importance for //Khara Hais Municipality to do a thorough survey on the backlog and overall housing need

So in terms of the proposed projects that needs to be extracted from this study, we should always start with the waiting lists and/or National Demand Database in order to quantify the number of subsidies needed. In this section we will quantify section 3.2 in order to look more closely at the priorities in order to bring a balance in the resources available to //Khara Hais Municipality.

#### 3.3.1 Allocation of the Housing Subsidy

The Housing Manager remains responsible to delegate staff in order to get the correct amount of qualifying beneficiaries. There should be public participation meeting, whereby the people within the municipal boundaries are being informed as to the National Qualifying Criteria. This is a funded program within the National Budget. The Provincial Human Settlements Office may approve up to an amount of R299.63 per beneficiary on the current subsidy quantum.

### 3.3.2 Land Ownership & Availability

The Housing Manager should, in consultation with the head of Town Planning Section in //Khara Hais, determine the number of erven needed to address the current need within the municipal boundary. The housing manager must also acquaint himself with the ownership and title deed details of the proposed beneficiaries who are currently occupying land/stands with their informal structures.

There is currently a project underway in the municipality to write business plans for the current qualifying beneficiaries. These business plans will inform as to:

- the number of land that needs to be acquired (in addition to what is already being occupied)
- the current ownership of the land
- the number of proclaimed open erven (serviced and un-serviced)
- the number of services needed
- the number of top structures needed
- the number of properties that needs to be transferred to the beneficiaries

All of the above may be funded from the National Human Settlements grant to the maximum value as outlined in the table below:

	<b>Indirect Cost</b>	<b>Direct Cost</b>	<b>Top Structures</b>	<b>Sub-Total</b>
	R 3 630.57 per unit	R 18 531.25 per unit	R 54 650 per house	R 76 811.82
<b>Informal Settlements</b>	0	0	3890 units	R 202 588 500
<b>Additional Need</b>	5486 units	5486 units	5486 units	R 421 389 644
<b>TOTAL</b>			9376	R 633 978 144

We propose that the National Department of Human Settlements be engaged through the NC provincial office to allow for subsidies broken down as follows:

<b>Year ending:</b>	<b>March 2012</b>	<b>March 2013</b>	<b>March 2014</b>	<b>March 2015</b>
<b># of subsidies</b>	<b>2712</b>	<b>2712</b>	<b>2712</b>	<b>2710</b>

The projections above are based on the assumption that all of the informal settlements are on proclaimed erven and that they are fully serviced. The assumption further goes that all of the additional units need town planning done, and that there are no services on the sites.

The very same exercise will be done, once all the housing business plans has been finalized. Care should also be taken to include the projected growth and to subtract the 915 units that has already been built or that the project is in its closing stages.

So for the targeted year of 2014 one can assume that total projected growth figure of 11761 minus 915 units need to be constructed. There are currently 3450 informal units with full services, of which 915 (hereof) was used in the current on-going project. This leaves us with 2535 units that are ready for top structures. A further 8311 units needs to be proclaimed through a full town planning process and all these sites needs to be serviced in full.

In the event where more land needs to be acquired, a process through the HDA (Housing Development Agency) can be raised. The HDA has been mandated to assist municipalities is acquiring land for housing development, amongst others.

The SDF however indicates that there is ample land available for residential purposes. There will therefore not be a need to look at the acquiring of land during the MTEF period.

The projected amount of R 633 million above does not include special requirements that can only be added after a detailed geotechnical study has been done on the different soil types for the construction of suitable foundations.

It further does not include any other allowances made for distance (in case of material delivery) or any other special case.

### **3.4 INTEGRATION**

#### **3.4.1 INTRODUCTION**

It is critical that housing projects which will be designed according to needs within different areas of the municipality should be integrated into other municipal programs and projects. This should ensure that municipal programs reinforce and follow each other in a logical manner. Please refer to the Annexure B for the current planned projects in the municipality.

#### **3.4.2 PERFORMANCE INDICATORS**

It is important to know and assess the impact that has been made by any housing development with regard to the improvement of living conditions of residents. In this regard, it is imperative to adopt a standard measure that would guide the municipality to measure its performance in housing delivery.

The template below serves as a guide in developing some performance indicators in //Khara Hais Municipality:-

### Performance Indicators

Name of programme	Objective	Percentage achieved In one year	Comments
1. Housing	To have adequate serviced land available through which can develop formal housing and receive security of tenure	<p>What percentage of the following groups has been housed?</p> <p>1. Women headed households:</p> <p>2. Disabled households:</p> <p>3. The Elderly households:</p> <p>4. The HIV/AIDS infected households.</p> <p>5. The Youth headed households:</p> <p>6. The number households which were informal settlers:</p>	
2. Infrastructure	Ensuring that good quality and infrastructure and services are available to all inhabitants and ensure the continuous maintenance thereof at a high standard	<p>What percentage of households has been provided with the following services?</p> <p>1. Water/supply:</p> <p>2. Electricity/supply:-</p> <p>3. Stormwater drainage/supply:</p> <p>4. Streets that have been tarred/re-surfaced:</p>	

3. Spatial Development Framework	Provision of suitable land for housing construction close to employment centres and other municipal activities.	How much land has been set aside for the following activities? 1. Housing construction:--- 2. Refuse removal:---- 3. Cemetery:---- 4. Industrial development:---	
4. Local Economic Development	To ensure that housing projects benefit the local economy	1. How many local people were employed during the construction phases 2. How much money was used to purchase building material local?	
5. Environmental Programme	To ensure that housing construction does not contribute to the environmental degradation	1. Has the housing construction affected the environment positively or negatively?	
6. Institutional Programme	To be effective, transparent and progressive in providing quality, client friendly and efficient service to all	1. Has //Khara Hais been effective and efficient in the project 2. Has //Khara Hais Provided quality client friendly service in this project?--	
7. HIV/AIDS Programme	To ensure that HIV/AIDS infected and affected residents are not discriminated against.	11. What percentage of HIV/AIDS affected and infected residents have been benefited in this.	
8. Gender equality	To ensure that special groups are given priority as beneficiaries in the housing development.	1. How many special groups including women headed households were accommodated in the project?---	

### 3.4.3 MONITORING PROCESS

The abovementioned performance indicators are only suggestions as the municipality must come up with their very own performance indicators as per their performance assessment models.

The Housing Manager of //Khara Hais Municipality may use the abovementioned performance indicators to monitor progress on a quarterly basis. The monitoring process will ensure that problems are identified in their initial stages; hence it is relatively easier to address them at their inception stage. This is usually done in the form of reports that are tabled before council and eventually the entire residents get informed about the performance of the municipality with respect to housing delivery.

Herewith same additional suggestions as to project specific monitoring and performance regulation:

#### **3.4.3.1 Progress and Performance Monitoring**

The Project Managers will have overall responsibility for quality assurance, scope, time and cost management. They will be required to visit and hold site meetings at least monthly or more frequently where circumstances demand. The meetings will have two components in terms of matters handled. One component will attend to technical matters and will be attended by the Project Manager or duly authorized inspector or project coordinator where necessary and the Contractor. The Project Manager will carry out an evaluation of work done and prepare a payment certificate. The second component will address social issues and will be attended by the Project Manager and the Project Steering Committee.

#### **3.4.3.2 External Evaluation**

Evaluation comprises the process of reviewing what has been done, and identifying weaknesses on the basis of which improvements can be made both to the way the Programme is implemented as well as individual projects. Evaluation provides a “feedback” loop to enable continuous improvements.

Distinction needs to be made between **internal** evaluations i.e. by the various levels of management within the Programme and **external** evaluations which are independent assessments of the effectiveness of the Programme. Both types of evaluation are important. Furthermore, evaluations can be either very focused e.g. evaluation of quality or of employment or can be very broad covering the entire scope of development as well as resultant impact.

The internal evaluations provide an opportunity for those involved in the Programme to pause and take stock by evaluating honestly the work and formulate improvements. Those involved in the Programme have first-hand experience and are often acutely aware of the weaknesses, and therefore can identify them quickly.

External evaluations should be carefully planned in order for them to be effective. They are not without their problems as well. In some instances because the evaluator does not fully understand the work undertaken or circumstances he/she can make biased value judgements not based on all the correct information.

Within the Programme it is recommended that internal evaluations should be undertaken on at least a 6-monthly basis in order for the managers involved to take stock and formulate rapidly improvements.

External independent evaluations should be undertaken at least annually and should focus on problem areas so that the impact on improvements is maximized. They should include a formal feedback loop to the managers within the Programme both to clarify issues raised within the evaluations and to provide the managers with insight into proposed improvements. The evaluations (both internal and external) should always include formal appropriate and realistic recommendations for improvements. Senior management should be held accountable to seriously consider the recommendations, as part of performance review and implement approved recommendations timeously, so that the Programme can benefit from the improvements as soon as possible

#### **4. APPROVAL**

It should be noted that whilst the municipal council of //Khara Hais Municipality is the primary decision making authority in respect of this Housing Sector Plan and the extracted Housing Chapter, public participation should also be allowed and catered for. Since this plan has already being approved by council, the approval process for a review should not be that extensive, by engaging in public hearings and likewise processes.

##### **4.1 Summary of outputs (approval of the Housing Sector Plan)**

The summary of outputs of the approval phase is:

- Comments from the other spheres and sectors of government;
- Comments from the adjacent local municipalities within Siyanda District
- Comments from the public
- A summary document of the comments received and clarification as to whether they should be incorporated or not;
- A revised IDP and Housing Chapter; and
- An adopted IDP and its Housing Chapter.

##### **4.2 Review**

An extraction to the Housing Sector Plan will be done and used as a chapter in the IDP called the Housing Chapter. This Housing Chapter forms part of the IDP and will therefore be reviewed annually in conjunction with the IDP.

The Housing Sector Plan, like all other sector plans of the IDP, is subjected to the evaluation and review process.

The purpose is to establish whether the targets as in the form of objectives have been achieved. In cases where tangible results have not been made, it then becomes important to establish the reasons thereof. It is during this stage that some strategies may be changed in order to achieve the desired results.

In conclusion, as housing sector plan is a component of the IDP, it needs to be reviewed as well during the main IDP review process



## 5. CONCLUSION:

As stated at the outset of this plan, the //Khara Hais Municipality has been proactive with respect to housing in the municipal area. Further, housing has been identified as a priority in the //Khara Hais IDP. We propose that //Khara Hais to establish a Housing Forum, which should meet on a regular basis. Housing projects are currently in progress and additional projects have been planned to deal with the backlog in the municipality.

As has been detailed in this plan, the remaining housing challenge is as follows:

- to finalize the existing housing projects;
- to initiate projects to cater for 9 376 houses as soon as possible (so as to meet the national target of 60% of households being formally housed within the municipality); and
- to initiate additional low cost housing projects to cater for the remaining households in the municipality who are either on the housing waiting list, or in informal settlements, or are residing in other types of housing tenure.
- //Khara Hais municipality commissions a feasibility study to research the need for affordable housing tenure in its municipal jurisdiction
- //Khara Hais also to look at the need for RENTAL STOCK but more to provide SOCIAL HOUSING

In addition, it is recommended that:

- the municipality update the existing low and medium income housing waiting lists (in accordance with the requirements of the Department of Human Settlements' housing demand database);
- the municipality initiates a BNG (PPP) project to accommodate the middle income group, who are turned down by banks on the basis of affordability
- the municipality increase its in-house capacity to deal with the housing function;
- the municipality review the Municipal Housing Plan on an annual basis (in conjunction with the annual IDP review).

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